

\$449,900 - 426, 7229 Sierra Morena Boulevard Sw, Calgary

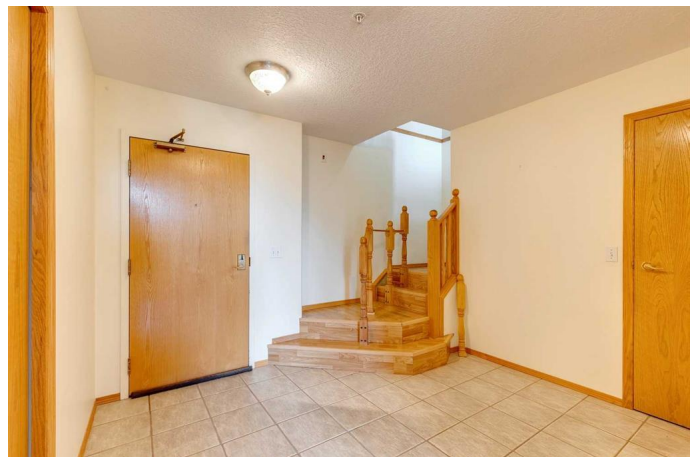
MLS® #A2124768

\$449,900

2 Bedroom, 3.00 Bathroom, 1,789 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

An amazing, rare opportunity in the Sierras is calling! Multi-level units like this are few & far between w/almost 1800 sq.ft of developed living space. This unique, spacious floorplan makes downsizing easy... the comfort of condo living but you are not forced to give up square footage. Spacious foyer welcomes you into the home & leads into the huge living room w/expansive windows providing lots of natural light. Functional kitchen has great counter space plus numerous cabinets offers plenty of storage. Dining area is adjacent to the kitchen w/easy access into the living room & main floor balcony (complete w/storage room). Primary bedroom is well sized & can easily accommodate your king bed & furniture. Ensuite is complete w/walk-in shower plus separate tub/shower bath and the large walk-in closet is a huge bonus. 2-pc bathroom on the main floor is perfect for your guests. Laundry room is huge w/washing sink & numerous built-ins for extra storage. Head upstairs & take advantage of what the second level has to offer. Stairs a bit of a challenge? No worries here as there is an automatic chair lift included. Upper floor is finished w/a second large bedroom, 3-pc bathroom & a great den or rec space w/a private second balcony to enjoy the outdoors. This 55+ adult living building is very well maintained & managed w/ endless activities for owners. Join the crafting group, head to the gym, tinker in the



workshop, spend the afternoon in the billiard room, play cards or host a gathering in the party room. Sierras provides a wonderful sense of community where residents become great friends. With the bonus of central A/C, underground parking, a huge storage room in the parkade, condo fees that include electricity, top floor living & great access to all the shopping in Westhills, this is a chance you donâ€™t want to miss!

Built in 1996

Essential Information

MLS® #	A2124768
Price	\$449,900
Sold Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,789
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	426, 7229 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L8

Amenities

Amenities	Car Wash, Elevator(s), Party Room, Visitor Parking, Workshop
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Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Clay Tile
Construction	Stucco, Wood Siding

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 20th, 2024
Zoning	M-C2 d124
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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