

\$415,000 - 312, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2133033

\$415,000

1 Bedroom, 2.00 Bathroom, 1,223 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Prepare to fall in love with this bright and spacious suite in the friendly 55+, adult living Sierras of Richmond Hill! Featuring tons of natural light from SW facing windows that affords you a wonderful MOUNTAIN VIEW and the rolling hills across the valley, with over 1220 SF, there's space for everything. The front foyer opens onto the roomy dining and living room space, the kitchen is a generous size and features ample counter space & cabinets and the eat-in nook takes in that view from a lovely large window! Step out onto your enclosed private patio with extra storage space and of course that view of the Rocky Mountains. The generous primary suite is perfectly designed and easily accommodates king-sized furniture and offers a 4 pc ensuite with direct access to the HUGE walk through closet. The den with double French doors is a great versatile space (could be a second bedroom), 3 pc second bath and laundry room complete the suite. Titled parking stall is right next to the elevator - so convenient, and storage room is at the head of the stall. This well-run complex offers a ton of amenities and an active social calendar to go along with them. Coffee in the coffee room, crafts in the craft room, or billiards and shuffleboard in the games room are some of the social-friendly options ready for you to enjoy. There is also a fully equipped wood working space, an indoor car wash, a gym and



separate yoga room, and four guest suites.
Don't forget the super location - walk to shopping, restaurants, library, transit, easy access to major traffic arteries and so much more! Condo fee includes electricity " so nice! A pleasure to show!

Built in 1996

Essential Information

MLS® #	A2133033
Price	\$415,000
Sold Price	\$415,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,223
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	312, 7239 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N5

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	See Remarks
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 30th, 2024
Days on Market	13
Zoning	M-C2 d124
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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