

\$479,900 - 307, 7239 Sierra Morena Boulevard Sw, Calgary

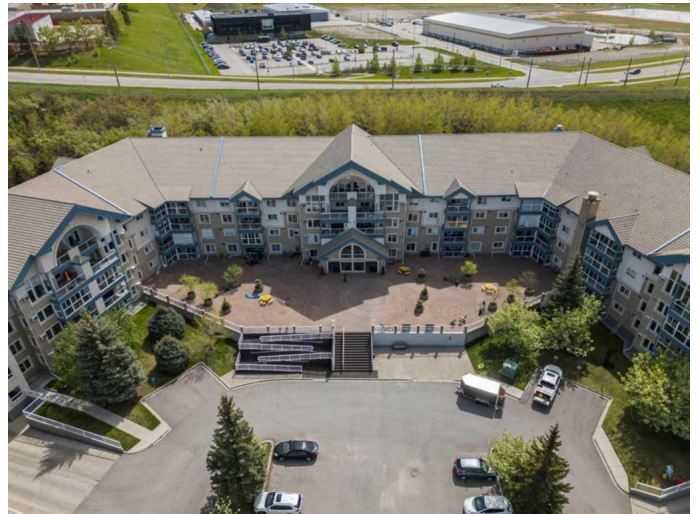
MLS® #A2136954

\$479,900

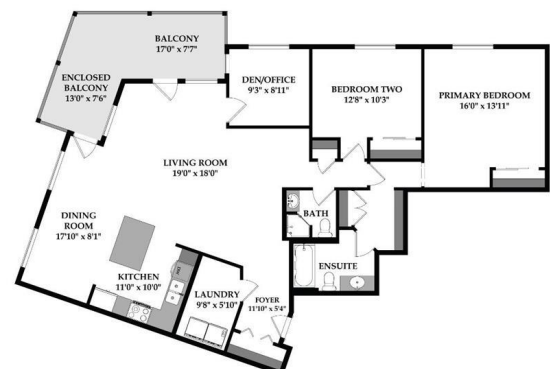
2 Bedroom, 2.00 Bathroom, 1,407 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Experience pride of ownership in this expansive move-in ready 1407 sq ft, bright corner unit featuring 2 newly carpeted bedrooms plus a den. Enjoy the luxury of an enormous 30 ft wrap-around, partially glass-enclosed balcony overlooking a serene grove of Aspen trees, which provides a quiet space with no street noise! Step into an invitingly open floor plan where the spacious kitchen takes center stage, complete with high-end appliances, a custom-built center island and granite countertops throughout. The dining room features an entire wall of windows and ample space for a large dining table, chairs and hutch. The spacious and open living room make this home perfect for entertaining and hosting guests. The generously sized primary bedroom boasts dual closets, including a spacious walk-through leading to the elegant 4-pc ensuite. The second well-sized bedroom and the convenient den/office feature large windows overlooking the forest behind. Convenience is key - this unit is situated next to the elevators and the garbage chute! A titled indoor parking stall, large secure storage unit, carwash bay and workshop are included in the safe and immaculate underground parkade. Indulge in the active, vibrant social scene at The Sierras and the many amenities offered which include a large social room with kitchen, games room (billiards, shuffleboard, darts), fully-equipped



#307, 7239 SIERRA MORENA BOULEVARD SW
REAL MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 1406.73 Sq Ft / 130.68 m²
TOTAL ABOVE GRADE RMS SIZE - 1406.73 Sq Ft / 130.68 m²



exercise room, craft room, workshop, coffee room, post office and library. As a bonus for your guests' comfort, there are 4 guest suites available for rent. All utilities are covered in the condo fee - electricity, heat, water, sewer, recycling, trash plus all common area maintenance and an on-site Resident Manager. Living at The Sierras is both comfortable and cost-effective! This adult-only, 55+ complex is within walking distance to Westhills Towne Centre which features grocery stores, retail shopping, restaurants, theatre and more. Easy access to Stoney Trail and transit. Welcome home to The Sierras!

Built in 1995

Essential Information

MLS® #	A2136954
Price	\$479,900
Sold Price	\$505,100
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	307, 7239 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L7

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Laundry, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Storage
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 5th, 2024
Days on Market	6
Zoning	M-C2 d124
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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