

# **\$838,500 - 7232 Sierra Morena Boulevard Sw, Calgary**

MLS® #A2146633

**\$838,500**

4 Bedroom, 4.00 Bathroom, 1,630 sqft

Residential on 0.08 Acres

Signal Hill, Calgary, Alberta

Welcome to this newly RENOVATED home in the premiere community of Signal Hill.

Boasting 2,314 sqft of total living space.

Featuring 4 bedrooms and 3.5 bathrooms.

Turnkey opportunity to live your best life. NEW exterior stucco, NEW windows and doors.

Newer roof (2015), NEW landscaping and concrete work.

Step inside a realm of luxury that features FLAT PAINTED CEILINGS

THROUGHOUT (no popcorn/textured ceiling),

NO CARPETS in this home, NEW Engineered

hardwood on the main and upper floor, tiled

bathrooms, and luxury vinyl plank in the lower level, ideal if you have pets or allergies. ALL

NEW kitchen with full height cabinetry, Bosch

appliances, matching quartz countertops and

backsplash. Plus a dedicated coffee bar.

The spacious family room is accented by a

new, tile-surrounded 42" linear gas

fireplace. All NEW lighting and plumbing

fixtures throughout. All NEW interior doors,

baseboards and trims. All NEW bathrooms

with uniform cabinetry and tiled bath walls.

Laundry room with new appliances and

cabinetry. Too many updates to mention!

Heading to the upper level and you will notice

the beautiful hardwood staircase and NEW

railings. Spacious primary bedroom with

built-in makeup area, remodelled 4 piece

ensuite bathroom, walk-in closet with built-ins

and drawers. 2 more bedrooms and a full

bathroom complete the second floor.



Fully developed basement has a separate entrance. Large multi use recreation room, a spacious 4th bedroom and another full bathroom. BRAND NEW high efficiency furnace, and newer hot water heater. Double insulated garage with paved alley. Newly landscaped backyard perfect for summer nights.

Great location in desirable Signal hill, walking distance to the shopping complex (restaurants, amenities, cinema, cafes, grocery stores, pubs, retail). Call now to book a private viewing.

Built in 1994

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2146633    |
| Price          | \$838,500   |
| Sold Price     | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,630       |
| Acres          | 0.08        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 7232 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |

Postal Code T3H 3G5

### Amenities

Parking Spaces 2

Parking Double Garage Detached

### Interior

Interior Features Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full

### Exterior

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 3rd, 2024

Date Sold July 12th, 2024

Days on Market 9

Zoning R-C2

HOA Fees 0.00

### Listing Details

Listing Office RE/MAX Complete Realty

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