

\$429,900 - 425, 7229 Sierra Morena Boulevard Sw, Calgary

MLS® #A2150508

\$429,900

2 Bedroom, 2.00 Bathroom, 1,265 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

WOW! Discover the charm of this spacious top-floor unit, ideally situated in the desirable 50+ complex, 'The Sierras'. This beautifully updated condo offers breathtaking west-facing views of the mountains and rolling hills, a serene backdrop for your everyday living. Step inside to find a newly updated interior, featuring modern laminate hardwood floors that flow throughout the open-plan living areas. The kitchen boasts stylish granite countertops and freshly updated cabinetry, providing a sleek and contemporary feel. Whether preparing a meal or entertaining guests, this space is functional and elegant. The unit includes two bedrooms (or a den) and two bathrooms. The primary suite is a true retreat, complete with an ensuite with a corner jetted tub. The large enclosed balcony/sunroom is a standout feature, perfect for enjoying your morning coffee or unwinding in the evening while taking in the spectacular mountain views. Additional features of this immaculate unit include a window A/C unit, a titled parking stall, and a private storage room in the heated underground garage. The building offers a variety of amenities for an active and social lifestyle, including party, crafts, and games rooms, a billiard pool table, an exercise room, a workshop, a car wash, lots of visitor parking and four visitor suites. The complex is well-maintained and the monthly condo fee covers ALL utilities except



cable/phone, ensuring a hassle-free living experience. Located close to shopping centers, public transit, golf courses, and other recreational facilities, this condo offers both convenience and a vibrant community atmosphere. Experience the perfect blend of comfort, style, and breathtaking views in this meticulously cared-for home. Schedule your viewing today and make this stunning condo your new home!

Built in 1995

Essential Information

MLS® #	A2150508
Price	\$429,900
Sold Price	\$461,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,265
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	425, 7229 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L8

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1

Parking Heated Garage, Titled, Underground

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks

Appliances Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling Wall Unit(s)

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Stucco, Wood Frame

Additional Information

Date Listed July 18th, 2024

Date Sold July 24th, 2024

Days on Market 6

Zoning M-C2 d124

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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