

\$469,900 - 332, 7229 Sierra Morena Boulevard Sw, Calgary

MLS® #A2153985

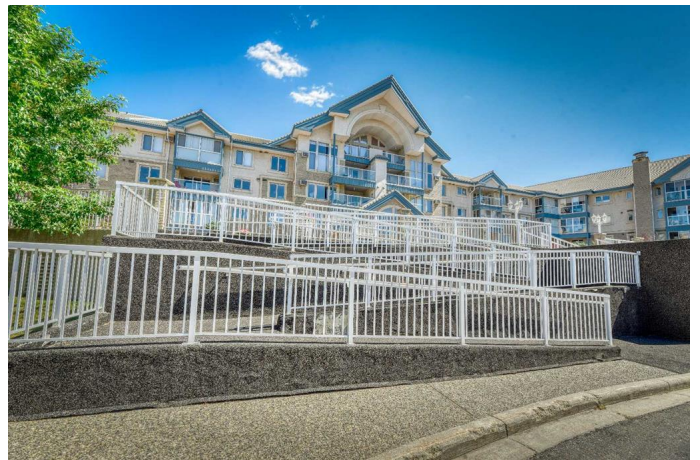
\$469,900

2 Bedroom, 2.00 Bathroom, 1,258 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome home to the SIERRAS of RICHMOND HILL (SRH), a sought after 55+ ADULT lifestyle that offers amenities on EVERY floor for you to ENJOY. It has an inviting FRONT LOBBY with many areas to relax plus a quiet LIBRARY, CRAFT ROOM, EXERCISE ROOM & a GAMES ROOM. A WOOD SHOP & CAR WASH in the parkade level & a convenient washroom â€”just in caseâ€” you canâ€”t make it upstairs after a day out & about. Host family events in the PRESIDENTS ROOM as it offers a LARGE lounge area, fireplace, kitchen space, balcony & bathrooms & more. PLUS, no need for family/friends to share your space as this complex has 4 newly refreshed RENTAL SUITES for a low fee. Outside is a large COURTYARD w/ tables & seating so you can enjoy the flowers & outdoors during the summer. Out back is a HORSESHOE pit & assigned GARDENING boxes. This complex is professionally managed & has been well run by a very committed & engaged Board of Directors of owners. There is also an ON-SITE BUILDING OPERATOR should you have questions or concerns. The condo fee includes all your utilities except for phone/cable/internet.

NOW about your FUTURE â€œHome Sweet Home"- This RARE original owner 1258 sq ft 3rd FLOOR CORNER unit with LARGE 154sq ft â€”Lâ€” shaped enclosed patio offers



views of our ROCKY MOUNTAINS, the COURTYARD & views to the South. (You get 3 views with this unit). Your BRIGHT & GENEROUS sized unit with GLEAMING HARDWOOD floors offers 2 BEDROOMS (both with windows), 2 FULL BATHROOMS & a LARGE LIVING ROOM. Your galley kitchen has GRANITE counters, a ceiling fan, plenty of cabinets, sink & counter space where you can wash dishes & prepare a meal while enjoying SOUTH VIEWS out your KITCHEN WINDOW. Your informal dining/breakfast area has BENCH SEATING w/ cushions where guests can socialize with you & relax. There is also room for a small dining table. Your main LIVING AREA has so much SPACE the choices are ENDLESS. Set up a FORMAL DINING area with large table and hutch. Move in a FULL LIVING ROOM SET or SECTIONAL. Set up an OFFICE SPACE, your own CRAFT area or EXERCISE corner. This unit has the space of a detached bungalow home. It also has 4 fans or simply turn on your A/C unit. Your PRIMARY bedroom is large enough for a KING SIZE bed & a FULL BEDROOM suite. It has its own 4pc EN-SUITE w/ a GRANITE counter & large bathtub. Your 2nd BEDROOM has a WINDOW & closet. The 2nd BATHROOM has a step in SHOWER stall & it is found as soon as you walk into your SPACIOUS FOYER of your unit for QUICK & EASY access. You also have a STORAGE ROOM that has your NEWER LAUNDRY DUO & can fit a 2nd fridge & would still have plenty of storage space to spare. You also have more space (approx. 9x10) in your LARGE ASSIGNED storage locker #332 in front of your TITLED PARKING stall #332 which is close to the UNDERGROUND PARKADE garage door, the stairway by your unit & the ELEVATOR for your side of the complex. The SRH is located close to shopping, restaurants, major highways, walking/bike paths and parks.

Built in 1995

Essential Information

MLS® #	A2153985
Price	\$469,900
Sold Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	332, 7229 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3L8

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Garage Door Opener, Guest, Heated Garage, Owned, Parkade

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Elevator, Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)

of Stories 4

Exterior

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

Additional Information

Date Listed August 5th, 2024
Date Sold August 7th, 2024
Days on Market 2
Zoning M-C2 d124
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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