

\$465,000 - 315, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2155382

\$465,000

2 Bedroom, 2.00 Bathroom, 1,215 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Discover vibrant 55+ living in your new home is the Sierras of Richmond Hill!! This third floor corner unit, features two spacious bedrooms, and extra den space (With large west facing window). The open floor plan features a large, bright kitchen, facing the formal dining room, (with enough space for hutch and table) and living area, with access to sunroom. The enclosed L-shaped sunroom (featuring 154 square feet of living space) has north, west and east windows, allowing for three way views, and the ability to open up the screened windows to enjoy a cross breeze on those warm summer days. The primary bedroom features two large closets, and ensuite bathroom. The second bedroom is the perfect size for a guest bedroom, or additional workspace (it comes with a built in ironing board). The in-suite laundry room features even more storage, convenient laundry sink, and still has enough room for chest deep freeze. Your guest bathroom is an ample size and features a walk-in shower. Your titled underground parking stall is a middle stall (free of obstacles) and features a large storage locker with electricity. The underground parkade also features a recycling center, trollies to assist with groceries and resident bathroom.

Embrace the lifestyle of this building, and choose from the woodworking shop, the craft room, the exercise room, the paint shop, the



library, the games room, or the Presidentsâ€™™ room for various organized activities; there is always something for everyone. The complex also has beautiful maintained outdoor spaces to enjoy. Utilize the horseshoe pit, or just relax in the courtyard with the benches and tables. Other amenities also included are a car wash, conveniently located in the underground parkade, and recently refreshed guest suites available to rent for visitors. Condo fee includes electricity, heat, water, garbage, sewer and access to all amenities. Nestled in the vibrant community of Signal Hill, this complex is located within walking distance to the Signal Hills and West Hills shopping centers, Calgaryâ€™™s extensive park and pathway system and transit services. Welcome to your new chapter at the Sierras of Signal Hill.

Built in 1995

Essential Information

MLS® #	A2155382
Price	\$465,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	315, 7239 Sierra Morena Boulevard Sw
Subdivision	Signal Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L7

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Laminate Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 16th, 2024
Days on Market	10
Zoning	M-C2 d124
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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