# \$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

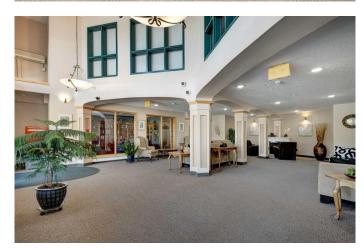
Signal Hill, Calgary, Alberta

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 Presidents' 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, Calgary'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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.