

\$549,900 - 7212 Sierra Morena Boulevard Sw, Calgary

MLS® #A2177248

\$549,900

3 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.07 Acres

Signal Hill, Calgary, Alberta

Fantastic opportunity to own a 3 bedroom, 3 bathroom with over 2,000 sq.ft of developed living space in the sought after neighborhood of Signal Hill. This home has been freshly painted throughout and the big ticket items replaced. Roof (2016), Furnace (2021), Hot water tank (2021) and stainless-steel fridge, stove and hoodfan (2022). Main floor features East facing living room with gas fireplace and built in shelves, dining room and 2-piece bathroom. Bright kitchen with lots of cabinets, pantry and broom closet that leads to a rear deck with a landscaped yard and concrete parking pad. The upper floor features a spacious primary bedroom with a 2-piece ensuite. Two additional good-sized bedrooms, linen closet and 4-piece bathroom complete this level. Partially finished basement, with large family room and laundry. Rough in plumbing for future bathroom. Walking distance to Westhills and Signal Hill Shopping Centre with amenities such as gas station, library, cinemas, banks, shopping and restaurants. Close to schools, West side Rec centre and easy access to Transit bus routes and LRT.

Built in 1994

Essential Information

MLS® # A2177248

Price \$549,900



Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,349
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	7212 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3G5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Built-in Features, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2024
Date Sold	December 2nd, 2024
Days on Market	21
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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