

\$450,000 - 204, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2263850

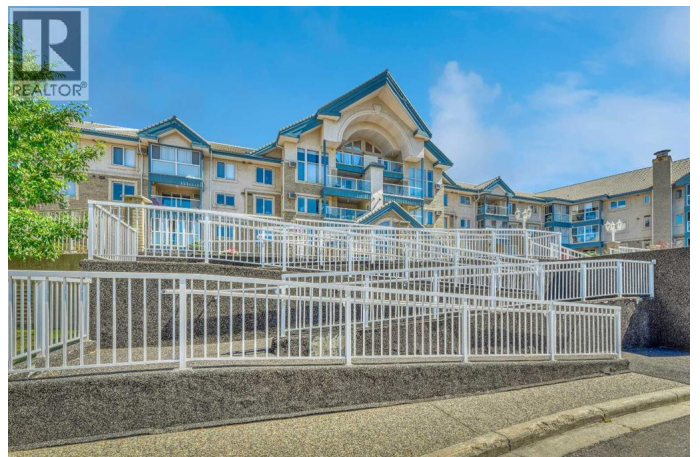
\$450,000

2 Bedroom, 2.00 Bathroom, 1,022 sqft

Single Family on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to The Sierras, a highly regarded 55+ community perfectly situated just steps from the shops, restaurants, gas station and everyday amenities in Signal Hill. This fully renovated two-bedroom, two-bathroom suite has been refreshed from top to bottom and is available for immediate possession, with furniture negotiable for those looking for a turnkey move-in. Residents of The Sierras enjoy an exceptional array of amenities, including a library, coffee lounge, fitness room, four guest suites, games room, craft room, woodworking and paint rooms, a vehicle wash bay, and the spacious President's Room—an ideal space for gatherings with its kitchenette, fireplace, bathrooms and balcony. The unit includes a titled underground parking stall in the heated parkade, with a storage locker located at the back of the stall. Inside, every detail has been carefully updated. The home features newer luxury vinyl plank flooring throughout, fresh paint, updated lighting, new quartz countertops, new cabinet hardware, a stylish backsplash and a full suite of stainless steel appliances. The primary bedroom offers two closets that lead into the beautifully renovated ensuite, which includes a tub and shower combo, quartz countertops, an updated mirror, lighting, sink, faucet, cabinet hardware and toilet. The second bedroom sits adjacent to the main bathroom, which has been upgraded to the same standard. In-suite



laundry adds convenience and includes cabinetry for extra storage. The enclosed balcony, styled like a sunroom with sliding windows, offers a lovely view of the mountains. Air conditioning is included for added comfort. Condo fees cover electricity, heat, water, sewer, recycling, garbage, exterior maintenance and insurance, landscaping and snow removal, upkeep of all amenities including the parkade, reserve fund contributions and the services of a professional management company. This beautifully updated home is ready when you areâ€”book your showing today! (id:6289)

Built in 1995

Essential Information

Listing #	A2263850
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,022
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	204, 7239 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3L7

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	Other, Guest Suite, Parking
Parking Spaces	1

Parking Underground

Interior

Appliances Washer, Refrigerator, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings

Heating Natural gas Baseboard heaters

Cooling Window air conditioner, Wall unit

of Stories 4

Exterior

Exterior Brick, Stucco

Construction Wood frame

Listing Details

Listing Office RE/MAX iRealty Innovations



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