

407, 7239 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2231435



\$499,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,405 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 821
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Looking to downsize but don't want to compromise on space, this is the home for you! Experience pride of ownership in this expansive move-in ready 1405 sq ft, bright corner unit featuring recently updated flooring and appliances. Enjoy the luxury of a wrap-around balcony overlooking a serene grove of Aspen trees, which provides a quiet space with no street noise! Step into an invitingly open floor plan where the spacious kitchen takes center stage and a dining room that features an entire wall of windows and ample space for a large dining table. The spacious and open living room make this home perfect for entertaining and hosting guests. The generously sized primary bedroom boasts a large walk in closet and a 4-pc ensuite. The second well-sized bedroom/den features large windows overlooking the forest behind. Convenience is key - this unit is situated next to the elevators and the garbage chute! A titled indoor parking stall, large secure storage unit, carwash bay and workshop are included in the safe and immaculate underground parkade. Indulge in the active, vibrant social scene at The Sierras and the many amenities offered which include a large social room with kitchen, games room (billiards, shuffleboard, darts), fully-equipped exercise room, craft room, workshop, coffee room, post office and library. As a bonus for your guests' comfort, there are 4 guest suites available for rent. All utilities are covered in the condo fee - electricity, heat, water, sewer, recycling, trash plus all common area maintenance. Living at The Sierras is both comfortable and cost-effective! This adult-only, 55+ complex is within walking distance to Westhills Towne Centre which features grocery stores, retail shopping, restaurants, theatre and more. Easy access to Stoney Trail and transit. Welcome home to The Sierras!