

113, 7239 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2211636

\$455,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,290 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 706
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Recently renovated adult living (55+) at its finest! This stunning turnkey main floor unit features an open concept spacious living room with new high end vinyl plank flooring, large dining area, new blinds, and brand new AC. Walk into your dream kitchen with beautiful quartz countertops, stainless steel appliances, lots of cupboard space and LED lighting, all updated in 2022. The large primary easily accommodates a king bed and features a remodelled 4 piece ensuite and a generous walk-in closet. The large laundry area, contains beautiful new full size washer/dryer with ample storage. Step out to a beautifully enclosed porch with glass windows and screens to enjoy the morning sun and natural elements from the comfort of your unit. Numerous amenities in the condo include: bike storage, gym, library, games room, coffee room, crafts room, woodworking room, a paint room and an events space. Your new home is just steps from the elevator/north exit and around the corner from the library, mail room and gym. There are also (4) guest suites available for residents who would like to entertain friends and family. The Sierras complex has a transit stop out front, quick access to stoney trail and is walking distance to a public library, grocery stores, pharmacies and large retail/restaurant complex. Condo fees include your water, heat and electricity….what are you waiting for book your showing today!