

130, 7229 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2163152



\$439,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,163 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 719
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Sierras of Richmond Hill. This is a very active, community focused 55+ building that can provide many fun activities. There is a well-stocked library, fitness room, an incredible billiards room with full size tables and a shuffleboard, a full workshop, car wash, a coffee room for informal gatherings and crafts room. Guest suites are available that can be rented for visitors. The President's Room (complete with full kitchen) is available for hosting large gatherings. There is a beautiful greenspace at the back of the complex or walk to the many shops, pubs and services at Signal Hill. This main floor unit has wood floors and a fantastic layout. A spacious entry leads to an open living room, dining room and kitchen. The functional maple kitchen has granite counters, stainless appliances and an island for extra storage and meal preparation. The enclosed balcony is a lovely sanctuary. There is a good size laundry room with full size washer and dryer and air conditioning for the hot summer months. The large primary bedroom easily holds a king size bedroom set. The four piece ensuite bathroom has granite counters, a linen closet and leads to a large walk-in closet. This smart floor plan offers a roomy second bedroom and a 3-piece bath on the opposite side of the living areas and primary bedroom. You will appreciate the secure storage locker adjoining your Titled parking space – the perfect space for all your gear! This condo is a beautiful space to call home while the outstanding location offers easy access to the mountains, all amenities and all quadrants of the city! Call today to view this home!