

227, 7229 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2164011



\$449,500

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,119 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, No Smoking Home, Open Floorplan, Storage		

Inclusions: Air Conditioner

Welcome to the Sierras of Richmond Hill, Calgary's most sought after EXCLUSIVE 55+ ADULT LIVING COMMUNITY that offers some of the best adult living amenities in Calgary including a Crafts Room, Games Room, Titled Underground Parking with an attached assigned Storage Room, Workshop Room with tons of power tools, Library, Coffee Room, Car Wash, Exercise Centre, 4 Guest Suites available for rent, Horseshoe Pit, On Site Building Operator, assigned Garden Boxes and the large President's Room for gatherings - as a bonus the condo fees include ALL OF YOUR UTILITIES! This is one of the most desired units in this building with an all season sunny SOUTH FACING SUNROOM that has a VIEW OF GREENSPACE giving it one of the best locations within the complex, it has Air Conditioning and the unit has been extensively updated with new flooring (2022), new kitchen cabinets (2022), updated/added more cabinets in both bathrooms, new paint (2022) and added the sunroom. The layout does not lack space featuring a sunny and spacious living room, foyer with an adjacent in suite laundry room, dining area and the renovated kitchen with new petite shaker cabinetry. Step out to enjoy the bright sunroom that the current owners enjoy during all four seasons! The large primary bedroom hosts an updated 4 piece ensuite bathroom with an attached walk-in closet with clothing organizers. The second bedroom with french doors and another walk-in closet is conveniently located next to the 3 piece second full bathroom. The surrounding community and location of this apartment complex is spectacular and within walking distance to Signal Hill Centre/ Westhills Towne Centre with restaurants, shopping, a Cineplex movie Theatre, coffee shops, Safeway Grocery Store and more! This property is a hard to find apartment with an optimal location within the

building, it has tons of updates, screams "Pride of Home Ownership" and it's move-in ready!