

233, 7229 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2164742



\$419,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,100 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

They used to dance here. They really cut up a rug, so you might want to replace this one, but boy, it sure wore well! Just goes to show that buying good quality lasts – like this original owner who cared for her home with kid glove attention. A desirable open floor plan with central living room open to kitchen and dining. What you might not have noticed from the photos are some updates like, newer bathroom sinks, updated toilets, enlarged walk-in full shower, ensuite walk-in TUB with air & water jets & heat light (a RARE unit that has this!). Enclosed patio offers recent indoor/outdoor carpet addition & one of the best VIEWS in the building – sunrise in the morning and sunsets at night with the peace & quiet of the backyard garden area, often visited by owners and wildlife alike. Good sized linen closet in primary ensuite as well as a 7x7 walk-in closet with organizers. Second bedroom also features a spacious closet with lots of room. The kitchen has a walk-in pantry, tons of storage and custom lower drawers for ease of access. If you aren't familiar with 'The Sierra' it is an adult bldg, over 55, that is full of resident activities from bike riding outings to coffee mornings & game room socials. As an owner, you can access 4 guest suites when company comes to visit (see photo), indoor carwash, wood working shop, exercise room, library, craft room and large President's Room for events! Titled parking and 1 storage locker offers more storage. Come see how you can make this condo your next home with your own finishing touches! There's no place like home.