



GRASSROOTS
REALTY GROUP

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204, 7239 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2263850



\$450,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas
Floors:	Vinyl
Roof:	Clay Tile
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 609
LLD:	-
Zoning:	M-C2 d124
Utilities:	-

Inclusions: All Furnishings are Negotiable

Welcome to The Sierras, a highly regarded 55+ community perfectly situated just steps from the shops, restaurants, gas station and everyday amenities in Signal Hill. This fully renovated two-bedroom, two-bathroom suite has been refreshed from top to bottom and is available for immediate possession, with furniture negotiable for those looking for a turnkey move-in. Residents of The Sierras enjoy an exceptional array of amenities, including a library, coffee lounge, fitness room, four guest suites, games room, craft room, woodworking and paint rooms, a vehicle wash bay, and the spacious President's Room—an ideal space for gatherings with its kitchenette, fireplace, bathrooms and balcony. The unit includes a titled underground parking stall in the heated parkade, with a storage locker located at the back of the stall. Inside, every detail has been carefully updated. The home features newer luxury vinyl plank flooring throughout, fresh paint, updated lighting, new quartz countertops, new cabinet hardware, a stylish backsplash and a full suite of stainless steel appliances. The primary bedroom offers two closets that lead into the beautifully renovated ensuite, which includes a tub and shower combo, quartz countertops, an updated mirror, lighting, sink, faucet, cabinet hardware and toilet. The second bedroom sits adjacent to the main bathroom, which has been upgraded to the same standard. In-suite laundry adds convenience and includes cabinetry for extra storage. The enclosed balcony, styled like a sunroom with sliding windows, offers a lovely view of the mountains. Air conditioning is included for added comfort. Condo fees cover electricity, heat, water, sewer, recycling, garbage, exterior maintenance and insurance, landscaping and snow removal, upkeep of all amenities including the parkade, reserve fund contributions and the services of a

professional management company. This beautifully updated home is ready when you are—book your showing today!