



**314, 7239 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2299016



\$459,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,341 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 795
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: -

Your opportunity to make your next home in this highly desirable 55+ condo complex, The Sierras of Richmond Hill. This 3rd floor corner unit with a southwest exposure is one of the best locations in the complex. With 1341 sq. ft. of living space, 2 bedrooms, 2 bathrooms and an open flexible plan, there is plenty of opportunity to create a wonderful living environment that suits your lifestyle. Being a corner unit there is an abundance of natural light with windows on 2 sides. The 3rd floor location is high enough to get a great mountain view yet low enough to provide a treed environment. The wide entrance features a large entry closet and leads to an open Living area that offers flexibility of use. Currently the dining room is being used as an office. An alternative for a dining area is the central living area. The well-designed kitchen has great functionality and the adjacent breakfast nook is handy for casual meals. The living and dining areas allow for larger family and friend gatherings while providing a comfortable everyday living space. There is a wall unit air conditioner that keeps the temperature comfortable on the warmer days. The primary bedroom can accommodate a king size bed and along with a 3-piece en-suite and walk-in closet with organizer is a wonderful retreat. A second bedroom, 3-piece main bath and large in-suite laundry/storage room complete the unit. A titled heated parking stall is conveniently located midway between the elevator and the stairwell. All this is in a complex that is packed with numerous amenities including large and small party rooms, recreation room, craft room, coffee room, games room, paint room, fitness room, library, wood working shop and a car wash. There is opportunity for as much social contact as you wish to have. Conveniently located within walking distance to Westhills and Signal Hill shopping Centres with a wide array of shops, restaurants

and services. Fast access to Stoney Trail allows you to head any direction quickly whether you want to go west to the mountains, East to Chinook Centre or Rockyview Hospital, or visit friends in North or South Calgary. Public transit is close by. If you are planning for a change in pace with as much or little activity as you want, it is well worth a visit as it may be just what you are looking for.