



**227, 7229 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2189405**



**\$439,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	m-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to a highly sought-after 55+ community offering exceptional amenities and a fantastic location. This well-maintained suite is full of charm and character, featuring a smart layout and a prime southwest-facing location with private green space views. The unit is filled with natural light from large windows that allow sunshine to stream in throughout the day. The large kitchen and spacious dining room are perfect for gatherings of friends and family. The 3-season sunroom provides a relaxing retreat year-round. The primary suite includes a walk-through 4-piece ensuite and a walk-in closet, while the second bedroom (with French doors and a walk-in closet) is ideal for guests, an office, or hobbies. A 3-piece bath and in-suite laundry complete the home. Stay comfortable year-round with air conditioning, and enjoy the added value of condo fees that include electricity. This amenity-rich building includes a gym, library, coffee room, games room, woodworking shop, art room, large social/presidents room, craft room and rentable guest suites. This units titled underground parking is conveniently close to the elevators and close to the free car wash, which is available for residents only. With strong financials and excellent management, The Sierras is a well-maintained and secure investment. Conveniently located near Signal Hill & Westhills for shopping, dining, medical, and entertainment. Book your showing today!