

# \$440,000 - 331, 7229 Sierra Morena Boulevard Sw, Calgary

MLS® #A2199500

**\$440,000**

2 Bedroom, 2.00 Bathroom, 1,226 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This beautiful, large home, with a lovely open floor plan is ready for its next owner! It is freshly painted and features new carpet. The living/dining area is huge and bright, with south windows. This leads to a large balcony overlooking a lovely quiet green space and has mountain views! There is a good sized storage closet off of the balcony. The large primary bedroom can easily hold a king sized bed and dressers, there is a 4 piece ensuite and huge walk in closet. The kitchen has a brand new stove, and a newer dishwasher. There is lots of cupboard and counter space, as well as a breakfast bar. There is a second bedroom/den/office and another 3 piece bath. Enjoy the convenience of in suite laundry, and storage in the laundry room. The Sierras is a very friendly building with so much to do! There is a games room, a fitness room, a craft room, a coffee room, a large Presidents room that can be used to host big gatherings, a woodworking shop, guest suites, a library, a painting room, a car wash, communal gardening boxes, bicycle storage, the list goes on and on. The location is perfect! Quiet, yet you can walk to shopping, restaurants, and it has great access to Stoney Trail. The titled parking spot in the underground heated parkade along with a large storage unit in front of the parking spot adds to the convenience of living here! There is also tons of easy guest parking right out in front of the building. So



much to offer!

Built in 1995

### Essential Information

MLS® #	A2199500
Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	331, 7229 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Party Room, Storage, Visitor Parking, Car Wash, Garbage Chute, Guest Suite, Recreation Room, Workshop
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings, Electric Oven
Heating	Baseboard

Cooling	Wall/Window Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	41
Zoning	M-C2

### **Listing Details**

Listing Office	MaxWell Capital Realty
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