

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

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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), Garbage Chute, Guest Suite, Parking, Party Room, Recreation Room, Storage, Visitor Parking, Car Wash, 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, Electric Oven, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| 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 | 38              |
| Zoning         | M-C2            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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