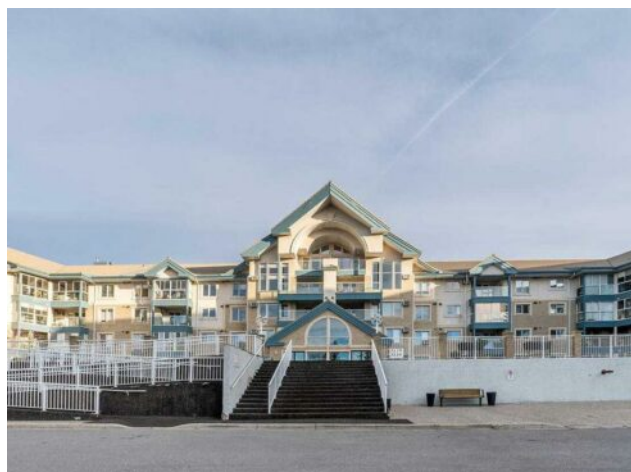


211, 7239 Sierra Morena Boulevard SW  
Calgary, Alberta

MLS # A2178519



## \$419,900

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 689
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

One of Calgary's finest adult living 55+ complexes. Active Independent lifestyle in Signal Hill. Titled underground parking. This unit features 2 bedrooms, master with 4pce ensuite and walk in closet. 2nd bedroom/flex room has glass French doors and walk in closet as well. A 3pce bathroom and in-suite laundry. An inviting beautifully enclosed balcony with glass windows and screen. Large open living room and dining area. Tons of closet/storage. The Sierras offers a huge array of amenities, car wash, wood working room, crafts room, games room, library, gym, event/recreation room, bike storage, outdoor courtyard space, even guest suites available to rent. Condo fees include everything!! Excellent location to shopping, restaurants, walking/biking paths and public transportation.