



# 7229 Sierra Morena Boulevard Calgary Alberta

\$380,000

A super bright and spacious two-bedroom, two-bathroom unit in The Sierras, a super friendly 55+ building loaded with amenities. This unit has an excellent floor plan, with two large bedrooms (each with an ensuite), a very spacious living room in the middle and a super functional and bright kitchen. The kitchen has all-new LED lighting, new plastic covers in the sunshine ceiling, and a newer fridge and microwave. There's also a huge, fully enclosed sunroom looking towards the trees between the building and the visitor parking area. Note: You can access the sunroom from the 2nd bedroom or through the living room using the floor-to-ceiling "window" on the left side (it cranks open, and you just have to step over the sill). The Sierras are known for their exceptional amenities throughout the building, including an exercise room, library, and social/coffee room on the main floor, four guest suites on the second floor, a craft room and games room with pool tables and shuffleboard on the third floor, and a large owner's lounge--the President's Room--on the 4th floor. There's also a fully-equipped woodworking shop on the parkade level and a car wash. This unit has one underground parking stall and a very large storage unit right in front of the stall (#224 - when you come down to the parkade, turn left, and it's a few stalls up on the right.) There's also an abundance of visitor parking outside. Condo fees include heat and electricity. Overall, this is a comfortable, well-maintained unit and an extremely well-run, super-friendly community. (id:6769)

3pc Bathroom 9.50 Ft x 5.00 Ft  
 3pc Bathroom 8.50 Ft x 7.42 Ft  
 Bedroom 15.33 Ft x 11.17 Ft  
 Dining room 12.42 Ft x 8.08 Ft  
 Kitchen 9.50 Ft x 10.33 Ft

Laundry room 5.92 Ft x 7.33 Ft  
 Living room 16.25 Ft x 15.50 Ft  
 Primary Bedroom 17.25 Ft x 11.92 Ft  
 Other 7.83 Ft x 15.08 Ft  
 Other 7.75 Ft x 7.42 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca