



# 7212 Sierra Morena Boulevard Calgary Alberta

\$549,900

Fantastic opportunity to own a 3 bedroom, 3 bathroom with over 2,000 sq.ft of developed living space in the sought after neighborhood of Signal Hill. This home has been freshly painted throughout and the big ticket items replaced. Roof (2016), Furnace (2021), Hot water tank (2021) and stainless-steel fridge, stove and hoodfan (2022). Main floor features East facing living room with gas fireplace and built in shelves, dining room and 2-piece bathroom. Bright kitchen with lots of cabinets, pantry and broom closet that leads to a rear deck with a landscaped yard and concrete parking pad. The upper floor features a spacious primary bedroom with a 2-piece ensuite. Two additional good-sized bedrooms, linen closet and 4-piece bathroom complete this level. Partially finished basement, with large family room and laundry. Rough in plumbing for future bathroom. Walking distance to Westhills and Signal Hill Shopping Centre with amenities such as gas station, library, cinemas, banks, shopping and restaurants. Close to schools, West side Rec centre and easy access to Transit bus routes and LRT. (id:6769)

Family room 16.17 Ft x 16.17 Ft  
Laundry room 6.42 Ft x 6.00 Ft  
Furnace 10.83 Ft x 6.00 Ft  
Living room 15.58 Ft x 12.42 Ft  
Kitchen 11.00 Ft x 8.83 Ft  
Breakfast 10.33 Ft x 9.92 Ft  
Dining room 13.50 Ft x 9.08 Ft

Foyer 5.42 Ft x 4.33 Ft  
2pc Bathroom 5.08 Ft x 5.00 Ft  
Primary Bedroom 17.00 Ft x 16.92 Ft  
Bedroom 10.83 Ft x 8.25 Ft  
Bedroom 10.83 Ft x 8.33 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



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