

**106, 7239 Sierra Morena Boulevard SW**  
**Calgary, Alberta**

**MLS # A2294408**



**\$399,999**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 651
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d124
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** N/A

Wanting to downsize but worried about storage and space? Welcome to this thoughtfully designed and large 55+ residence, offering comfort, convenience, and a low-maintenance lifestyle in the amenity rich area of Signal Hill. This home features a bright, open-concept design that maximizes both space and natural light. The entire space has been upgraded with durable, luxury, vinyl plank flooring paired with cork underlay, providing both style, cohesiveness and added comfort underfoot. The well-appointed kitchen with stainless steel appliances flows seamlessly into the dining and living areas, making it perfect for everyday living and entertaining. A very large laundry and pantry room is tucked at the back of the kitchen with space for a freezer, extra storage or whatever it is you may need. This unit offers two generously sized bedrooms and two full bathrooms. The primary suite is extra spacious with ample closet space and a separate entrance into the enclosed patio. Both bathrooms have been upgraded with comfort height toilets. This unit is one of a few in the complex that offers your own private entrance and this one in particular is next door to the summer herb garden free for all residents to enjoy but extra easy to get to when you are next door. Residents of this well-maintained 55+ complex enjoy access to numerous amenities designed to support an active and social lifestyle, including a workshop, a gym and a social room. Book your showing today to see what this lovely community is all about!