



GRASSROOTS

REALTY GROUP

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**7212 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2308935



\$549,990

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,344 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: NA

Beautiful half duplex located in the highly desirable community of Signal Hill. This well-maintained home offers a functional layout with spacious living areas, a bright kitchen, and comfortable bedrooms. Enjoy the convenience of an attached garage and private outdoor space. Ideally situated close to schools, parks, shopping, public transit, and quick access to major routes. Perfect for families, first-time buyers, or investors seeking a great opportunity in a prime location