

\$450,000 - 204, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2263850

\$450,000

2 Bedroom, 2.00 Bathroom, 1,022 sqft
Residential on 0.00 Acres

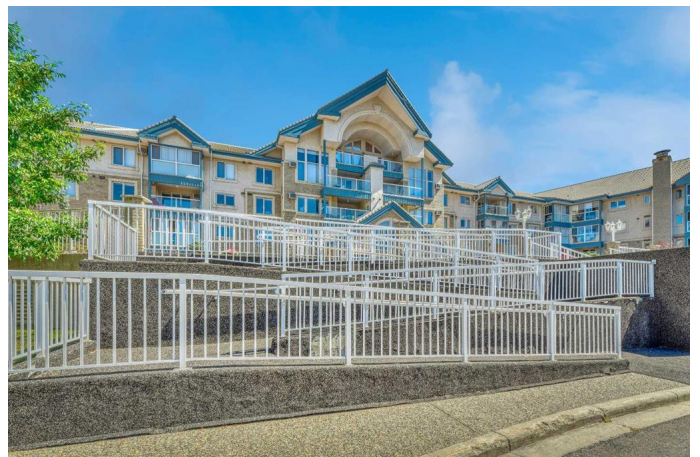
Signal Hill, Calgary, Alberta

Welcome to The Sierras, a highly regarded 55+ community perfectly situated just steps from the shops, restaurants, gas station and everyday amenities in Signal Hill. This fully renovated two-bedroom, two-bathroom suite has been refreshed from top to bottom and is available for immediate possession, with furniture negotiable for those looking for a turnkey move-in.

Residents of The Sierras enjoy an exceptional array of amenities, including a library, coffee lounge, fitness room, four guest suites, games room, craft room, woodworking and paint rooms, a vehicle wash bay, and the spacious President's Room™—an ideal space for gatherings with its kitchenette, fireplace, bathrooms and balcony.

The unit includes a titled underground parking stall in the heated parkade, with a storage locker located at the back of the stall.

Inside, every detail has been carefully updated. The home features newer luxury vinyl plank flooring throughout, fresh paint, updated lighting, new quartz countertops, new cabinet hardware, a stylish backsplash and a full suite of stainless steel appliances. The primary bedroom offers two closets that lead into the beautifully renovated ensuite, which includes a tub and shower combo, quartz countertops, an



updated mirror, lighting, sink, faucet, cabinet hardware and toilet. The second bedroom sits adjacent to the main bathroom, which has been upgraded to the same standard.

In-suite laundry adds convenience and includes cabinetry for extra storage. The enclosed balcony, styled like a sunroom with sliding windows, offers a lovely view of the mountains. Air conditioning is included for added comfort.

Condo fees cover electricity, heat, water, sewer, recycling, garbage, exterior maintenance and insurance, landscaping and snow removal, upkeep of all amenities including the parkade, reserve fund contributions and the services of a professional management company.

This beautifully updated home is ready when you are—book your showing today!

Built in 1995

Essential Information

MLS® #	A2263850
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 7239 Sierra Morena Boulevard Sw
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Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L7

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	October 14th, 2025
Days on Market	2
Zoning	M-C2 d124

Listing Details

Listing Office	RE/MAX iRealty Innovations
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