

# \$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

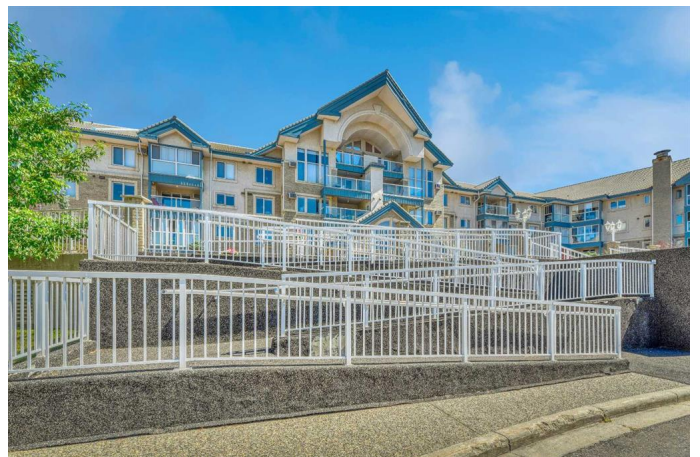
Signal Hill, Calgary, Alberta

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 |
|---------|--------------------------------------|

|             |             |
|-------------|-------------|
| 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 | 7                  |
| Zoning         | M-C2 d124          |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.