\$467,900 - 404, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2261782

\$467,900

2 Bedroom, 2.00 Bathroom, 1,020 sqft Residential on 0.00 Acres

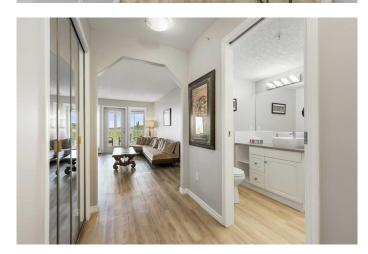
Signal Hill, Calgary, Alberta

Welcome to #404, 7239 Sierra Morena Boulevard SW â€" a bright and spacious 1 bedroom plus flex room, 2 bathroom condo located on the 4th floor (top floor) of the desirable Sierras of Richmond Hill, a welcoming 55+ adult community in the heart of Richmond Hill. Very bright and open with updated flooring throughout, this beautifully updated unit features a well-equipped gourmet kitchen with lots of cabinetry, open to a dining room â€" perfect for cooking, entertaining, and gathering with friends. The generous open-concept great room flows seamlessly into a private sunroom with stunning mountain views â€" ideal for enjoying your morning coffee or peaceful sunsets.

The primary bedroom includes a built-in portable air conditioner for year-round comfort and an updated 4-piece ensuite that showcases double sinks and an oversized shower, followed by a large walk-through closet for excellent storage. An updated 2-piece powder room off the entrance adds convenience for guests. The flex room off the kitchen features built-in desk space and cabinetry, offering the versatility of a home office, sewing room, hobby room, or guest area. In-suite laundry adds everyday convenience. Pride of ownership is shown throughout â€" this home is truly move-in ready and waiting for you to enjoy. This pet-friendly building (with board approval)







offers exceptional amenities, including a Car Wash, Elevator, Fitness Center, Guest Suite, Party Room, Picnic Area, Recreation Room, Workshop, Visitor Parking, and Secured Underground Parking. Includes one underground heated parking stall with a storage locker. Condo fees are all-inclusive, covering electricity, heat, water, sewer, recycling, and garbage, offering truly worry-free living in a professionally managed, beautifully maintained complex. Ideally situated within walking distance to Westhills Towne Centre, grocery stores, restaurants, transit options, and medical services â€" with quick and easy access to Stoney Trail for seamless travel across the city. This top-floor gem combines comfort, convenience, and community â€" the perfect place to call home!

Built in 1996

Essential Information

MLS® # A2261782

Price \$467,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,020

Acres 0.00

Year Built 1996

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 404, 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, Parking, Party Room, Picnic

Area, Recreation Facilities, Recreation Room, Secured Parking, Snow

Removal, Storage, Visitor Parking, Guest Suite, Workshop

Parking Spaces 1

Parking Heated Garage, Insulated, Parkade, See Remarks, Stall, Titled,

Underground, Additional Parking, Guest

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Granite

Counters, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood,

Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling Window Unit(s)

of Stories 4

Exterior

Exterior Features Other

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025

Days on Market 1

Zoning M-C2 d124

Listing Details

Listing Office RE/MAX Complete Realty

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