

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

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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 – 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 – perfect for cooking, entertaining, and gathering with friends. The generous open-concept great room flows seamlessly into a private sunroom with stunning mountain views – 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 – 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 – with quick and easy access to Stoney Trail for seamless travel across the city. This top-floor gem combines comfort, convenience, and community – 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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