# \$457,900 - 404, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2267418

### \$457,900

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

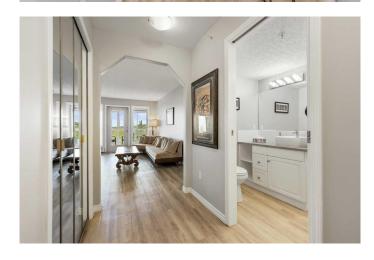
Signal Hill, Calgary, Alberta

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® # A2267418

Price \$457,900

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, Guest Suite, Parking, Party

Room, Picnic Area, Recreation Facilities, Recreation Room, Secured

Parking, Snow Removal, Storage, Visitor Parking, Workshop

Parking Spaces 1

Parking Additional Parking, Guest, Heated Garage, Insulated, Parkade, See

Remarks, Stall, Titled, Underground

#### 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 29th, 2025

Days on Market 6

Zoning M-C2 d124

### **Listing Details**

Listing Office RE/MAX Complete Realty

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