$499,900 - 407, 7239 Sierra Morena Boulevard Sw, Calgary

MLS® #A2231435

$499,900
2 Bedroom, 2.00 Bathroom, 1,405 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Looking to downsize but don't want to compromise on space, this is the home for you! Experience pride of ownership in this expansive move-in ready 1405 sq ft, bright corner unit featuring recently updated flooring and appliances. Enjoy the luxury of a wrap-around balcony overlooking a serene grove of Aspen trees, which provides a quiet space with no street noise! Step into an invitingly open floor plan where the spacious kitchen takes center stage and a dining room that features an entire wall of windows and ample space for a large dining table. The spacious and open living room make this home perfect for entertaining and hosting guests. The generously sized primary bedroom boasts a large walk in closet and a 4-pc ensuite. The second well-sized bedroom/den features large windows overlooking the forest behind. Convenience is key - this unit is situated next to the elevators and the garbage chute! A titled indoor parking stall, large secure storage unit, carwash bay and workshop are included in the safe and immaculate underground parkade. Indulge in the active, vibrant social scene at The Sierras and the many amenities offered which include a large social room with kitchen, games room (billiards, shuffleboard, darts), fully-equipped exercise room, craft room, workshop, coffee room, post office and library. As a bonus for your guests' comfort, there are 4 guest suites

available for rent. All utilities are covered in the condo fee - electricity, heat, water, sewer, recycling, trash plus all common area maintenance. Living at The Sierras is both comfortable and cost-effective! This adult-only, 55+ complex is within walking distance to Westhills Towne Centre which features grocery stores, retail shopping, restaurants, theatre and more. Easy access to Stoney Trail and transit. Welcome home to The Sierras!

Built in 1996

Essential Information

MLS® #	A2231435
Price	$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	407, 7239 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L7

Amenities

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

Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco, Wood Frame

Additional Information

Date Listed	June 17th, 2025
Days on Market	2
Zoning	M-C2 d124

Listing Details

Listing Office	eXp Realty

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