

# \$399,900 - 204, 7239 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2269859

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential on 0.00 Acres

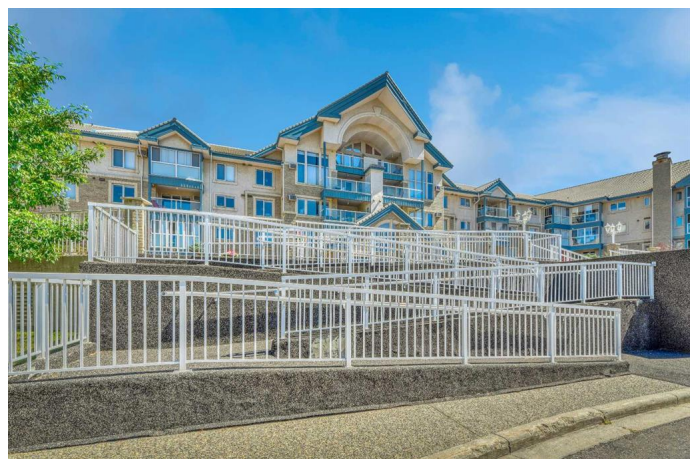
Signal Hill, Calgary, Alberta

Welcome to The Sierras—a highly regarded adult living community perfectly positioned just steps from shops, restaurants, and everyday amenities in the heart of Signal Hill. This fully renovated two-bedroom, two-bathroom suite shines from top to bottom and is priced to sell, offering exceptional value for those seeking style, comfort, and convenience. Available for immediate possession, with furniture negotiable for anyone looking for a turnkey move-in!

Step inside and you’ll immediately notice the thoughtful updates throughout: newer luxury vinyl plank flooring, fresh paint, stylish lighting, quartz countertops, updated hardware, a chic backsplash, and a full suite of stainless-steel appliances. The primary bedroom features dual closets leading to a beautifully upgraded ensuite with quartz counters, new fixtures, and a modern tub/shower combo. The second bedroom sits next to the equally refreshed main bath—perfect for guests or a hobby space.

Enjoy year-round comfort with air conditioning, in-suite laundry (complete with extra cabinetry), and an enclosed, sunroom-style balcony that captures lovely mountain views.

Residents of The Sierras enjoy resort-style amenities, including a library, coffee lounge,



fitness room, games room, craft and woodworking spaces, four guest suites, a vehicle wash bay, and the impressive Presidentâ€™s Roomâ€”ideal for hosting gatherings with its own kitchenette, fireplace, bathrooms, and balcony with barbecue.

Your titled underground parking stall comes with a storage locker conveniently located at the back of the space. Condo fees include nearly everythingâ€”electricity, heat, water, sewer, recycling, garbage, building insurance, landscaping, snow removal, amenity upkeep, reserve fund contributions, and professional managementâ€”so you can truly lock and leave with confidence.

This stunning home has been completely refreshed and is ready when you are. Donâ€™t miss outâ€”schedule your showing today!

Built in 1995

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2269859          |
| Price          | \$399,900         |
| 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, Secured Parking, Storage, Visitor Parking, Workshop, Guest Suite, Party Room, Recreation Facilities, Recreation Room |
| 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    | November 8th, 2025 |
| Days on Market | 1                  |
| Zoning         | M-C2 d124          |

### Listing Details

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

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