

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

MLS® #A2269859

\$399,900

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

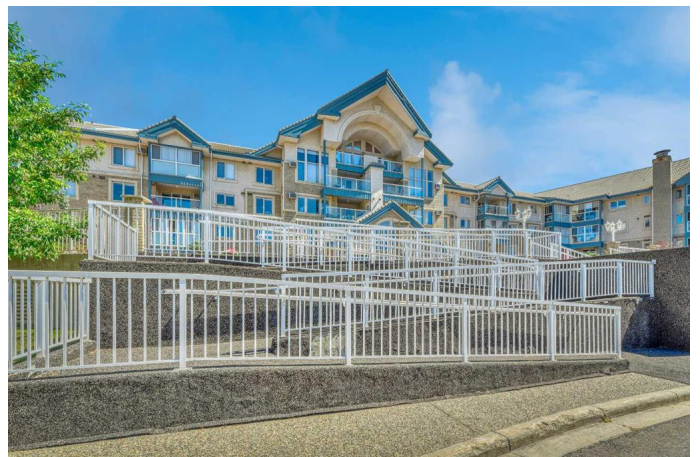
Signal Hill, Calgary, Alberta

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, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Workshop
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	11
Zoning	M-C2 d124

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.