

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

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	16
Zoning	M-C2 d124

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.