

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

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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 – 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® #         | 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 | 5                  |
| Zoning         | M-C2 d124          |

### Listing Details

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

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