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

MLS® #A2231435

#### \$499,900

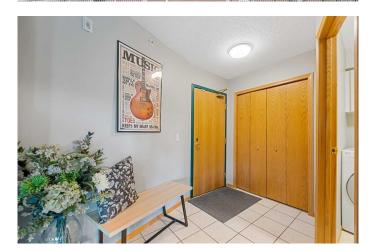
2 Bedroom, 2.00 Bathroom, 1,405 sqft Residential on 0.00 Acres

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

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## **Amenities**

Amenities Car Wash, Elevator(s), Parking, Visitor Parking, Fitness Center, Guest

Suite, Party Room, Recreation Room, Workshop

Parking Spaces

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 4

Zoning M-C2 d124

## **Listing Details**

Listing Office eXp Realty

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