

# \$455,000 - 113, 7239 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2211636

**\$455,000**

2 Bedroom, 2.00 Bathroom, 1,290 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Recently renovated adult living (55+) at its finest! This stunning turnkey main floor unit features an open concept spacious living room with new high end vinyl plank flooring, large dining area, new blinds, and brand new AC. Walk into your dream kitchen with beautiful quartz countertops, stainless steel appliances, lots of cupboard space and LED lighting, all updated in 2022. The large primary easily accommodates a king bed and features a remodelled 4 piece ensuite and a generous walk-in closet. The large laundry area, contains beautiful new full size washer/dryer with ample storage. Step out to a beautifully enclosed porch with glass windows and screens to enjoy the morning sun and natural elements from the comfort of your unit. Numerous amenities in the condo include: bike storage, gym, library, games room, coffee room, crafts room, woodworking room, a paint room and an events space. Your new home is just steps from the elevator/north exit and around the corner from the library, mail room and gym. There are also (4) guest suites available for residents who would like to entertain friends and family. The Sierras complex has a transit stop out front, quick access to stoney trail and is walking distance to a public library, grocery stores, pharmacies and large retail/restaurant complex. Condo fees include your water, heat and electricity. What are you waiting for book



your showing today!

Built in 1995

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211636          |
| Price          | \$455,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,290             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 113, 7239 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                          |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3H 3L7                              |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Party Room, Storage, Visitor Parking, Car Wash, Fitness Center, Guest Suite, Recreation Room, Workshop |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Parkade, Underground                                                                                                         |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)                                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard                                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                              |

# of Stories            4

## Exterior

Exterior Features    Balcony

Construction        Brick, Concrete, Stucco, Wood Frame

## Additional Information

Date Listed           April 16th, 2025

Days on Market      5

Zoning                M-C2

## Listing Details

Listing Office        eXp Realty

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