

# \$445,000 - 111, 7239 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2197548

**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,191 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to this exceptionally well maintained adult living complex (+55) in the desirable community of Signal Hill. This unit is just steps from the elevator and around the corner from the library and gym. A formal entrance leads to the open concept living space where you will find a spacious living room and formal dining area. Step into your dream kitchen where you'll find beautiful granite countertops, stainless steel appliances, lots of cupboard space and upgraded lighting. The large primary bedroom easily accommodates a king size bed and features a spa-like ensuite bathroom with extra fittings for the walk-in shower and flows through to the walk-in closet. The secondary bedroom/flex-room and large storage area, with full size washer and dryer, complete this space. Step out to a beautifully enclosed porch with glass windows and screens to enjoy the outdoors from the comfort of your unit. Downstairs you will find a titled underground parking spot with a storage unit directly in front and a car wash to the right. In the parkade there is bike storage and extra carts for groceries. Included with the condo is a fully equipped gym, a library, a games room, a crafts room, a woodworking room and a big events space (President's Room). The Sierras has a transit stop out front and is walking distance to a public library, grocery stores, pharmacies and large retail complex. The Sierras community offers many events



throughout the year for you to enjoy. There are guest suites available for residents who would like to entertain friends and family. You're not just buying a condo, you're becoming part of The Sierras community. Don't miss this opportunity and call for your viewing today!

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197548    |
| Price          | \$445,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,191       |
| Acres          | 0.00        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 111, 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, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Storage |
|-------------------|--|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Freezer |
| Heating      | Baseboard  |
| Cooling      | Wall Unit(s)   |
| # of Stories | 4  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 43                  |
| Zoning         | M-C2                |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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