

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

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	44
Zoning	M-C2

### **Listing Details**

Listing Office	2% 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.