



GRASSROOTS
REALTY GROUP

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204, 7239 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2269859



\$399,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d124
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: All Furnishings are Negotiable

Welcome to The Sierras—a highly regarded adult living community perfectly positioned just steps from shops, restaurants, and everyday amenities in the heart of Signal Hill. This fully renovated two-bedroom, two-bathroom suite shines from top to bottom and is priced to sell, offering exceptional value for those seeking style, comfort, and convenience. Available for immediate possession, with furniture negotiable for anyone looking for a turnkey move-in! Step inside and you’ll immediately notice the thoughtful updates throughout: newer luxury vinyl plank flooring, fresh paint, stylish lighting, quartz countertops, updated hardware, a chic backsplash, and a full suite of stainless-steel appliances. The primary bedroom features dual closets leading to a beautifully upgraded ensuite with quartz counters, new fixtures, and a modern tub/shower combo. The second bedroom sits next to the equally refreshed main bath—perfect for guests or a hobby space. Enjoy year-round comfort with air conditioning, in-suite laundry (complete with extra cabinetry), and an enclosed, sunroom-style balcony that captures lovely mountain views. Residents of The Sierras enjoy resort-style amenities, including a library, coffee lounge, fitness room, games room, craft and woodworking spaces, four guest suites, a vehicle wash bay, and the impressive President’s Room—ideal for hosting gatherings with its own kitchenette, fireplace, bathrooms, and balcony with barbecue. Your titled underground parking stall comes with a storage locker conveniently located at the back of the space. Condo fees include nearly everything—electricity, heat, water, sewer, recycling, garbage, building insurance, landscaping, snow removal, amenity upkeep, reserve fund contributions, and professional management—so you can truly lock and leave with

confidence. This stunning home has been completely refreshed and is ready when you are. Don't miss out—schedule your showing today!