



**404, 7239 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2279136



\$424,900

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|------------------|---|-------------------------------|
| Division: | Signal Hill | |
| Type: | Residential/Low Rise (2-4 stories) | |
| Style: | Apartment-Single Level Unit | |
| Size: | 1,020 sq.ft. | Age: 1996 (30 yrs old) |
| Beds: | 2 | Baths: 1 full / 1 half |
| Garage: | Additional Parking, Guest, Heated Garage, Insulated, Parkade, See Remarks | |
| Lot Size: | - | |
| Lot Feat: | - | |

| | | | |
|--------------------|--|-------------------|-----------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Other, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 609 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C2 d124 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, Elevator, Granite Counters, See Remarks, Storage, Walk-In Closet(s) | | |

Inclusions: Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, All Window Coverings

Welcome to #404, 7239 Sierra Morena Boulevard SW – a bright and spacious 1 bedroom plus flex room, 2 bathroom condo located on the 4th floor (top floor) of the desirable Sierras of Richmond Hill, a welcoming 55+ adult community in the heart of Richmond Hill. Very bright and open with updated flooring throughout, this beautifully updated unit features a well-equipped gourmet kitchen with lots of cabinetry, open to a dining room – perfect for cooking, entertaining, and gathering with friends. The generous open-concept great room flows seamlessly into a private sunroom with stunning mountain views – ideal for enjoying your morning coffee or peaceful sunsets. The primary bedroom includes a built-in portable air conditioner for year-round comfort and an updated 4-piece ensuite that showcases double sinks and an oversized shower, followed by a large walk-through closet for excellent storage. An updated 2-piece powder room off the entrance adds convenience for guests. The flex room off the kitchen features built-in desk space and cabinetry, offering the versatility of a home office, sewing room, hobby room, or guest area. In-suite laundry adds everyday convenience. Pride of ownership is shown throughout – this home is truly move-in ready and waiting for you to enjoy. This pet-friendly building (with board approval) offers exceptional amenities, including a Car Wash, Elevator, Fitness Center, Guest Suite, Party Room, Picnic Area, Recreation Room, Workshop, Visitor Parking, and Secured Underground Parking. Includes one underground heated parking stall with a storage locker. Condo fees are all-inclusive, covering electricity, heat, water, sewer, recycling, and garbage, offering truly worry-free living in a professionally managed, beautifully maintained complex. Ideally situated within walking distance to Westhills Towne Centre, grocery

stores, restaurants, transit options, and medical services – with quick and easy access to Stoney Trail for seamless travel across the city. This top-floor gem combines comfort, convenience, and community — the perfect place to call home!