

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

MLS # A2267418



\$457,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	1996 (29 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!