107 7239 Sierra Morena Boulevard SW

Calgary | Active | MLS® A2349309

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1995**	**1,324 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

OPEN HOUSE Sun Nov 15, 11:00 AM - 2:00 PMMove in immediately!! Clean and ready to go. Lovely large and roomy 1325 square foot unit and yes size matters! A down-sizer's dream! Welcome to this highly sought after complex, The Sierra's! Fabulous ground floor corner unit, beautifully laid out with 10 windows, yes 10!! Lots of light! Open floor plan offers plenty of decor space. Spacious kitchen with island and additional side counter for extra cupboard storage. Granite countertops and new/newer appliances make up this bright white clean kitchen. The kitchen has the only common wall with your neighbor. The dining and living area's open up with 2 patio doors to your huge glass enclosed deck overlooking a lovely wild forested reserve area. One of the largest decks in the complex! The master is large and can fit a king size bed, with a walk through closet to the three piece ensuite. The second bedroom has double door entrance with 2 large closets and could be used as an office, or den. With five (5) ceiling fans and new A/C wall unit, you will stay nice and cool in the summer months. One (1) titled parking stall is conveniently located close to the elevator and has a large storage area in front of the space. Wonderful amenities in the complex include: a library, guest rooms for rental, craft and workshop rooms, car wash, party/games room, and exercise/gym. Closely located to West Hills and Signal Hills shopping centres with great access to Stoney, Sarcee and Glenmore Trails. Don't miss this amazing retirement lifestyle opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349309
Bedrooms	2
Bathrooms	2
Year Built	1995
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	1,324 sq. ft.
Main Level Finished Area:	1,324 sq. ft.
Condo Fee:	$753.80
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	7
Year built:	1995 (Age: 31)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	9610443
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile

Ensuite:	Yes
Flooring:	Laminate, Linoleum
Cooling:	Wall/Window Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Titled, Underground, Workshop in Garage
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Sierras
Community:	Signal Hill
Amenities:	Car Wash, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Party Room, Secured Parking, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Age Restriction - 55+
Pets Allowed:	Restrictions
Main Floor	Kitchen · 10'2" × 10'1" ·
Main Floor	Dining Room · 17'10" × 8'5" ·
Main Floor	Living Room · 21'6" × 20' ·
Main Floor	Foyer · 8'7" × 5'5" ·
Main Floor	Laundry · 9'7" × 5'10" ·
Main Floor	Sunroom/Solarium · 19'7" × 8' ·
Main Floor	Bedroom - Primary · 16' × 11'5" ·

Main Floor	Bedroom · 12'10" × 10'3" ·
Main Floor	Walk-In Closet · 7'5" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Deck, Glass Enclosed, Wrap Around
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2 d124
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-7239-sierra-morena-boulevard-sw-calgary-a2349309/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.