306 7239 Sierra Morena Boulevard SW

Calgary | Active | MLS® A2332984

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1995**	**1,103.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

The Sierras of Richmond - Active 55+ Adult Living
• 2 BEDROOMS | 2 BATHROOMS - Flexible layout with option for a bedroom and den.
• WEST-FACING BALCONY - Private, covered balcony to relax and enjoy beautiful evening sunsets.
• OPEN-CONCEPT FLOOR PLAN - Bright, spacious living and dining areas with natural light.
• WELL-APPOINTED KITCHEN - Granite countertops, eating bar, abundant cabinetry, pantry and generous workspace.
• SPACIOUS PRIMARY SUITE - Room for a king-size bed, three closets, private ensuite with jetted tub and direct balcony access.
• VERSATILE SECOND BEDROOM - Ideal for guests, home office, hobbies or a den.
• YEAR-ROUND COMFORT - Air conditioning, ceiling fans and Phantom Screens on both balcony accesses.
• IN-SUITE LAUNDRY & EXTRA STORAGE - Large laundry/storage room with space for a small freezer.
• TITLED UNDERGROUND PARKING - Heated parking stall with front storage unit, conveniently located near the elevator.
ENJOY THE AMENITIES!
• Fitness Centre
• Library
• Woodworking Shop
• Games Room
• Social & Hobby Rooms
• Guest Suites
• Picnic Area
• Car Wash
• Bike Storage
CONVENIENT & CAREFREE LIVING
• CONDO FEES INCLUDE: Heat, electricity, water, sewer, garbage and recycling.
• Well-maintained 55+ adult living community with opportunities for an active and social lifestyle.
• Convenient access to Stoney Trail, Sarcee Trail, Glenmore Trail and Richmond Road.
• Close to shopping, restaurants and everyday amenities.
SIMPLIFY YOUR LIFESTYLE WITHOUT SACRIFICING COMFORT, SPACE OR CONVENIENCE!
AVAILABLE NOW - COME ENJOY EVERYTHING THE SIERRAS OF RICHMOND HAS TO OFFER!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332984
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:	1,103.8 sq. ft.
Main Level Finished Area:	1,103.8 sq. ft.
Condo Fee:	$651.01
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:2, Half:0)
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:	Concrete
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Wood
Cooling:	Wall/Window Unit(s)
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Enclosed, Heated Garage, Parkade, Paved, Secured, Stall, 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:	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop

Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Microwave
Inclusions:	n/a
Restrictions:	Adult Living, Age Restriction - 55+, Easement Registered On Title, Non-Smoking Building, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Cats OK, Yes
Main Floor	Living Room · 15' × 11'3" ·
Main Floor	Kitchen · 16' × 11'5" ·
Main Floor	Laundry · 14'9" × 5'3" ·
Main Floor	Bedroom - Primary · 14'4" × 12'10" ·
Main Floor	Bedroom · 14'3" × 11'4" ·
Main Floor	Foyer · 12'3" × 4'8" ·
Main Floor	Dining Room · 9'1" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Vinyl Windows, Granite Counters
Exterior Features:	Balcony, Courtyard, Garden
Patio And Porch Features:	Balcony(s)
Accessibility Features:	Accessible Approach with Ramp, Accessible Common Area, No Stairs/One Level
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2 d124
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-7239-sierra-morena-boulevard-sw-calgary-a2332984/

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