

\$414,800 - 122, 7229 Sierra Morena Boulevard Sw, Calgary

MLS® #A2268126

\$414,800

2 Bedroom, 2.00 Bathroom, 1,064 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Updated comfort meets active living in this beautifully maintained ground floor unit at The Sierras, a sought-after 55+ community renowned for its extensive amenities and welcoming atmosphere. The open floor plan showcases updated wide plank flooring throughout, creating a bright and cohesive flow. Oversized windows fill the spacious living area with natural light, while the adjoining dining space features contemporary lighting for a refreshed feel. A neutral white kitchen offers generous cabinet and counter space, updated hardware, a double sink and a convenient pantry with included shelving for extra storage. French doors open to a versatile den ideal for hobbies, an office or overnight guests. The primary bedroom is generously sized with 3 closets and a private ensuite featuring a jetted soaker tub for ultimate relaxation. A second full bathroom with a walk-in shower adds convenience for guests while in-suite laundry with extra storage enhances everyday function. Enjoy year-round comfort in the glass-enclosed patio overlooking the peaceful courtyard, a perfect retreat for morning coffee or afternoon reading. Life at The Sierras extends well beyond your door. Residents enjoy a vibrant social atmosphere and an impressive array of amenities including a car wash bay, woodworking shop, yoga studio, fully equipped fitness room, extensive library, games room with billiards, darts and



shuffleboard and much more. The owner’s lounge evokes a cozy chalet ambiance with its vaulted wood ceilings, central stone-encased fireplace, full kitchen and expansive deck, an ideal space to gather with friends and neighbours. Additional conveniences include secure underground parking, a large storage locker, guest suites and car wash facilities. All utilities electricity, heat, water, sewer, recycling and trash are included in the condo fees, offering true worry-free living. Ideally located just a short walk from Westhills Towne Centre with its wide selection of shops, restaurants, groceries and entertainment, plus easy access to transit and Stoney Trail, this is the perfect blend of community, convenience and comfort!

Built in 1996

Essential Information

MLS® #	A2268126
Price	\$414,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	122, 7229 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L7

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Other, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), French Door, Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	M-C2 d124

Listing Details

Listing Office	Real Broker
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