

# \$609,000 - 7204 Sierra Morena Boulevard Sw, Calgary

MLS® #A2255658

**\$609,000**

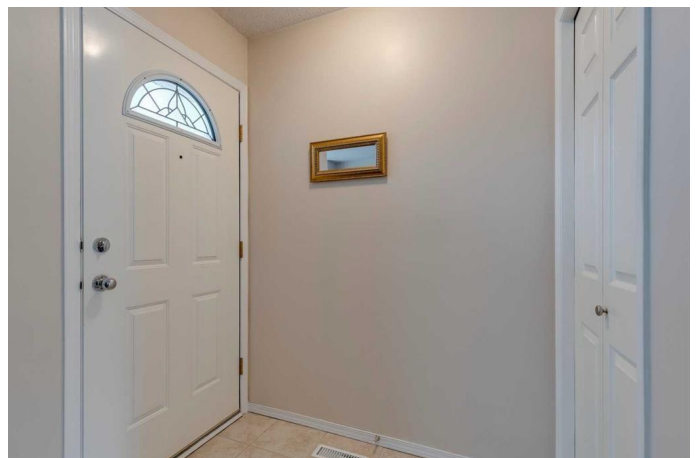
3 Bedroom, 2.00 Bathroom, 1,292 sqft  
Residential on 0.07 Acres

Signal Hill, Calgary, Alberta

**\*\* PRICED TO SELL \*\*** Welcome to this beautifully cared-for home in the heart of Signal Hill, one of Calgary's most desirable southwest communities. With 3 bedrooms, 1.5 bathrooms, and a thoughtful two-storey layout, this property has been lovingly maintained and updated, creating a space that feels warm, inviting, and move-in ready.

Location truly sets this home apart. Imagine being able to walk to Westhills Shopping Centre for groceries, coffee, and dinners out—literally in your backyard. The Westside Recreation Centre and C-Train station are only 5 minutes away, Downtown and Mount Royal University are within 15–20 minutes, and on weekends, you can be in the mountains in just one hour. Convenience and lifestyle come together here in a way few communities can match.

The main floor offers an easy, natural flow. A dining room welcomes you off the front entrance, leading into a modern kitchen and open living area. Gather around the cozy fireplace or step through the patio doors to your west-facing deck—perfect for relaxing with a glass of wine, catching the evening sun, or hosting family and friends in the golden glow of sunset. The side entrance makes coming and going effortless, whether it's kids, pets, or just unloading the car after a busy day.



Upstairs, the spacious primary bedroom is a true retreat, complete with a walk-in closet, 2PC ensuite with convenient Jack-and-Jill access to the 4PC main bath. Two additional bedrooms provide flexibility for older kids, overnight guests, or the home office youâ€™ve always wanted. Bright windows throughout fill the home with natural light, creating a cheerful, uplifting atmosphere that makes everyday living feel a little more special.

The basement is partially developed and ready for your touchâ€”whether thatâ€™s a TV and rec room, a fitness space, or simply a cozy retreat to unwind. A built-in credenza bar and laundry area add to the versatility.

Step outside to your private sanctuary. The fully landscaped backyard is a gardenerâ€™s dream with low-maintenance perennials, haskap fruit trees, and tiered gardens that bloom beautifully through the seasons. New deck with added privacy wall is perfect for morning coffee or quiet evenings, with steps leading down to your double detached garage. Here, youâ€™ll enjoy the perfect balance of space and low-maintenance livingâ€”whether youâ€™re hosting family gatherings or locking up and heading to the mountains for the weekend.

Notable updates include a new deck, roof (2012), high-efficiency furnace and hot water tank (2018), fresh paint, flooring, and a sleek kitchen with modern cabinetry and black appliances. This home offers the ideal blend of comfort, convenience, and communityâ€”a place where youâ€™ll be proud to put down roots in Signal Hill. Homes in Signal Hill do not come up very often, especially ones that are meticulously kept. This home will not last longâ€”call your favourite REALTORÂ® today

to book your private showing.

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255658    |
| Price          | \$609,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,292       |
| Acres          | 0.07        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 7204 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3H3G5                          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |

|                 |                             |
|-----------------|-----------------------------|
| # of Fireplaces | 1                           |
| Fireplaces      | Gas, Living Room            |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Many Trees, Sloped Down, Treed |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Vinyl Siding                                                                                                        |
| Foundation        | Poured Concrete                                                                                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 44                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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