

133, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta

MLS # A2220104



**\$449,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,368 sq.ft.                       | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Clay Tile   | <b>Condo Fee:</b> | \$ 884 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | na  |                   |        |

Experience luxury living in the Sierras West 1 complex in Signal Hill! This Original Owner, charming 1,368 sqft. main floor condo features 2 bedrooms, 2 bathrooms, and a sunny West facing deck. A nice foyer with a large double mirrored closet welcomes you into this lovingly cared for unit. The kitchen features ceramic tile backsplash, all white appliances, and ample cabinetry so you can easily & efficiently organize your space. The kitchen is open and spacious, flanked by a roomy formal dining area and huge living room with a cozy fireplace, perfect for unwinding and entertaining. There are numerous windows in the living area, letting in ample natural light. The primary bedroom suite is very spacious and features a walk-in closet, and a 4 pc. ensuite. The secondary bedroom is perfect for a home office or guest bedroom. A laundry room with built-in shelving and a 3 pc. bathroom complete this wonderful home. Additional features include a built-in AC unit, and assigned underground parking stall with additional storage locker. Condo Fees include all Utilities. This is a 40+ adult living community and features incredible amenities including an INDOOR POOL/HOT TUB, Billiards, FITNESS Centre, a woodworking shop, party halls, a car wash in the underground parkade, and guest suites. No matter your interests there is something for you in this amenity rich complex! Minutes away from all amenities including WestHills Shopping Centre including Superstore, Safeway, Cineplex Odeon Westhills Cinema, a plethora of restaurants, walking paths, parks, and playgrounds. Truly a remarkable building with a true sense of community. Don't miss this opportunity to call this charming living space home!