

145, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta

MLS # A2227639



**\$359,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d55
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		

**Inclusions:** NA

Welcome to Sierras West — a highly sought-after 40+ adult community renowned for its exceptional amenities and welcoming atmosphere! This beautifully maintained main floor unit boasts a prime northwest-facing location, ensuring cool comfort throughout the summer months. Step inside to discover elegant new luxury vinyl plank flooring that flows seamlessly throughout the open-concept living spaces. The spacious primary bedroom offers direct access to a large 3-piece bathroom, complete with a generous walk-in shower for added convenience. A sizeable den/office can easily serve as a second bedroom, ideal for guests or flexible living arrangements. The stunning kitchen is equipped with brand new appliances and thoughtfully upgraded with luxury rollers and racking in the drawers and cabinets—an impressive upgrade from traditional shelving. The inviting living room, centered around a cozy gas fireplace, provides direct access to your private balcony, perfectly framed by mature trees for added tranquility. Enjoy the practicality of a roomy in-suite laundry room and the peace of mind that comes with a spotless, move-in-ready home. Residents of Sierras West enjoy an array of resort-style amenities, including an indoor swimming pool, hot tub, fitness room, party room, woodworking shop, library, craft room, car wash bays, guest suites, and much more! The vibrant community organizes a variety of weekly activities and social events, making it easy to connect and enjoy an active lifestyle. This unit includes one assigned underground parking stall and a convenient storage locker. Please note: The condo fee has just been updated as of June 4th and is accurately reflected in the listing. Condo fees cover all utilities except cable and internet, offering outstanding value and convenience. Don't miss your opportunity to join this welcoming

community&mdash;schedule your private showing today!