

\$449,900 - 247, 6868 Sierra Morena Boulevard Sw, Calgary

MLS® #A2208978

\$449,900

2 Bedroom, 2.00 Bathroom, 1,325 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Donâ€™t miss out on this opportunity for carefree living in this impressive home. Designed for comfort and convenience, this spacious unit features large windows with views of green spaces. The living room is the heart of the home, with an attractive gas fireplace and a glass door to access the private balcony. The large Kitchen features timeless white cabinetry, plenty of counter and storage space, plus a separate windowed breakfast nook, perfect for your morning coffee! A formal Dining area is ready for entertaining family and friends. The large primary Bedroom is huge, with its own private Ensuite and an incredible walk-in closet with built-in organizers. The Den is spacious, with double French doors and a large walk-in closet (could easily be used as a guest Bedroom). Additionally, thereâ€™s a laundry/storage room with built-in cabinetry to meet all your needs. Enjoy the peace of mind with secure indoor parking and a separate storage room. This professionally managed Adult 40+ complex offers many amenities to enjoy including an indoor swimming pool and hot tub, gym, library, craft/activities room, workshop, pool tables, guest suites, library, social rooms and so much more! Enjoy the convenience of a car wash, elevators, and plenty of visitor parking. The condo fees cover utilities, including electricity, heat, and water. Pet friendly with restrictions, and requiring



Board approval. Excellent location close to transit and Westhills Towne Centre with trendy restaurants, shopping and professional services. Easy access throughout the city. Quick possession is available. A pleasure to show!

Built in 1997

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2208978 |
| Price | \$449,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,325 |
| Acres | 0.00 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------------|
| Address | 247, 6868 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3R6 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Party Room, Secured Parking, Storage, Visitor Parking, Car Wash, Gazebo, Guest Suite, Indoor Pool, Pool, Spa/Hot Tub, Workshop |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage, Walk-In Closet(s), French Door |
| Appliances | Dishwasher, Dryer, Electric Stove, Electric Water Heater, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating | Hot Water |
| Cooling | Wall Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Brick, Stucco |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 31 |
| Zoning | M-C1 |

Listing Details

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|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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