

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

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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	29
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Complete Realty
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