

# \$400,000 - 326, 6868 Sierra Morena Boulevard Sw, Calgary

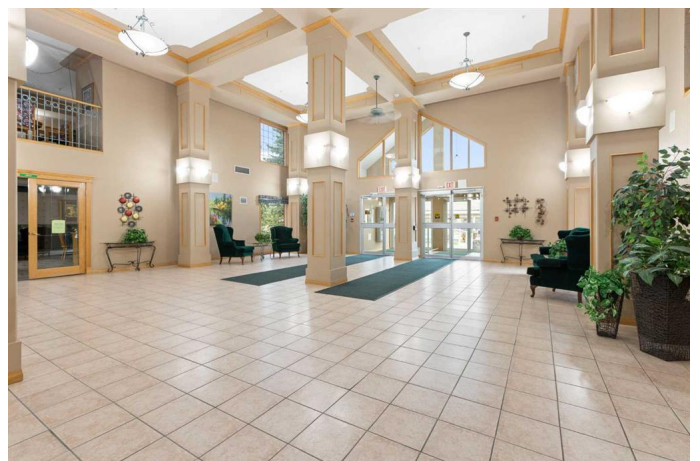
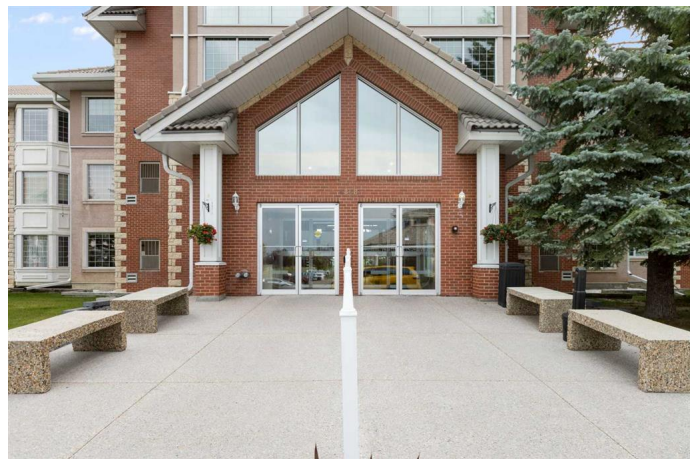
MLS® #A2258024

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,014 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Sierras West I in Signal Hill, a highly sought-after 40+ adult community where comfort and lifestyle come together. This beautifully maintained 1,013 sq. ft. top-floor condo features knockdown vaulted ceilings, abundant natural light, and a thoughtfully designed layout with 2 bedrooms, 2 bathrooms, and a bright south-facing enclosed sunroom for year-round enjoyment. A spacious foyer with a double mirrored closet leads into the heart of the home. The kitchen offers a ceramic tile backsplash, white appliances, a pantry, and plenty of cabinetry, opening seamlessly to the dining area and a large living room with a cozy corner gas fireplace. The primary suite is generously sized with a walk-in closet, a 4-piece ensuite, and soft carpet flooring. The second bedroom with laminate flooring works well as either a guest room or home office. A laundry room with built-in shelving and a 3-piece bathroom complete the floor plan. Additional features include air conditioning in livingroom, TWO underground parking stalls, and TWO storage lockers. Condo fees conveniently cover all utilities. Sierras West I offers outstanding amenities including an indoor pool and hot tub, fitness centre, billiards, woodworking shop, party rooms, a car wash bay, and guest suites. Residents also enjoy a welcoming sense of community while staying close to everything, from Westhills Shopping Centre and Cineplex



Cinemas to restaurants, parks, walking paths, and Griffith Woods Park. This is a rare opportunity to own a bright and spacious home in one of Signal Hill's most desirable communities.

Built in 1997

### Essential Information

MLS® #	A2258024
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	326, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

### Amenities

Amenities	Elevator(s), Visitor Parking, Clubhouse, Car Wash, Fitness Center, Gazebo, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Facilities, Secured Parking, Spa/Hot Tub, Snow Removal, Storage, Trash, Workshop
Parking Spaces	2
Parking	Parkade, Underground, Assigned, Heated Garage, Stall, Titled
Has Pool	Yes

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Microwave, Range Hood
Heating	Baseboard, Hot Water
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors, Mantle
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Stucco, Wood Frame, Brick

## Additional Information

Date Listed	September 26th, 2025
Days on Market	37
Zoning	M-C1 d55

## Listing Details

Listing Office	Royal LePage Benchmark
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