

# **\$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

OPEN HOUSE SATURDAY, May 3rd, 1-3pm. Donâ€™t miss out on this exceptional opportunity for carefree living in this impressive 1-Bedroom plus Den, 2-Bathroom condo, located in a vibrant Adult 40+ Building. Designed for comfort and convenience, this spacious home features large windows that fill the space with natural light and offer a beautiful view of green spaces. The large living room is the heart of the home, showcasing an attractive gas fireplace and plenty of room to entertain or relax. Step outside to your private balcony and enjoy the tranquil views. The bright Kitchen is a dream, with 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 a true retreat, complete 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. 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 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	Car Wash, Elevator(s), Guest Suite, Parking, Party Room, Secured Parking, Storage, Visitor Parking, Gazebo, Indoor Pool, Pool, Spa/Hot Tub, Workshop
Parking Spaces	1

Parking                      Parkade, Stall, Underground

## **Interior**

Interior Features      Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, No Smoking Home, Storage, Walk-In Closet(s)

Appliances              Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Washer/Dryer, Window Coverings, Electric Water Heater

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              24

Zoning                              M-C1

## **Listing Details**

Listing Office                      RE/MAX Complete Realty

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