

**113, 6868 Sierra Morena Boulevard SW**  
**Calgary, Alberta**

**MLS # A2225462**



**\$449,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 714
<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>	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Window air conditioner & Murphy bed.

Bright & airy 2 bedroom, 2 bath condo in Sierra's West I in Signal Hill. The open plan presents updated hardwood floors, showcasing a spacious living room with inviting corner fireplace, casual dining area & updated kitchen with granite counter tops, rich dark cabinetry & stainless steel appliances. The primary bedroom includes 2 closets, one of which is a walk-through closet to the private 4 piece ensuite. A second bedroom with like-new Murphy bed provides flexibility as a guest room plus a home office setup. The 3 piece bath is also ideal for guests. A cozy enclosed patio/sunroom looks onto a quiet greenspace & perfect for relaxing or an extended entertainment space. Other notable features include in-suite laundry & storage, window air conditioner, one assigned parking stall & an assigned storage locker. Building amenities include a fitness centre, indoor pool, hot tub, craft/activities room, library, games area, workshop & guest suites. Located close to Westhills Towne Centre, Griffiths Woods Park, schools, parks, public transit & effortless access to Stoney & Sarcee Trails.