

**326, 6868 Sierra Morena Boulevard SW**  
**Calgary, Alberta**

**MLS # A2272920**



**\$375,000**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                  |               |                   |
| <b>Size:</b>     | 1,014 sq.ft.                                                 | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 2                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                            |               |                   |
| <b>Lot Feat:</b> | -                                                            |               |                   |

|                    |                                                                                                          |                   |          |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                                                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile                                                                         | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                        | <b>Condo Fee:</b> | \$ 715   |
| <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>   | Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |          |

**Inclusions:** All appliances "as is/where is".

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.