

**150, 6868 Sierra Morena Boulevard SW**  
**Calgary, Alberta**

**MLS # A2301400**



**\$419,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 816
<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>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Recreation Facilities		

**Inclusions:** N/A

Welcome to the highly sought-after 55+ community of Sierras West in Signal Hill — offering comfort, convenience, and an exceptional lifestyle. This spacious 2-bedroom, 2-bathroom condo is ideally located on the quiet side of the building, backing onto peaceful green space and just steps from the elevator for added convenience. A large foyer welcomes you into the bright and sunny living room, featuring access to an oversized private deck — perfect for enjoying your morning coffee or relaxing outdoors. A charming two-sided gas fireplace, complete with a built-in curio cabinet, creates a warm and inviting separation between the living and dining areas. The well-designed kitchen offers excellent counter space, ample cabinetry with convenient pull-out drawers, an eat-up breakfast bar, and includes all appliances. The adjacent dining room is bright and spacious, highlighted by a lovely bay window that fills the space with natural light. The primary bedroom features a generous walk-in closet and a private 4-piece ensuite. The second bedroom, complete with French doors and its own walk-in closet, offers flexibility as a guest room, office, den, or hobby space to suit your lifestyle. A spacious in-suite laundry room provides additional storage and functionality. Sierras West is a well-managed, non-smoking complex known for its outstanding amenities, including an indoor pool, hot tub, fitness centre, two party rooms (one with a full kitchen), craft and activity room, library, games area, workshop, car wash, and guest suites — everything you need for active and social living. This unit also includes a heated underground parking stall with a large storage room conveniently located directly in front, close to both the elevator and car wash. Ideally situated within walking distance to Westhills Shopping Centre, offering grocery stores, retail shopping, restaurants,

pubs, and a movie theatre, with easy access to major roadways. Enjoy maintenance-free living in one of Signal Hill's most desirable 55+ communities.