

321, 6868 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2307893



\$375,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 614
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to #321 6868 Sierra Morena Blvd. SW in the Sierra's West! This is one of our favourite 55+ communities, with so many amenities in the building, it's tough to find a reason to leave! Here's a quick rundown of what residents have without leaving the property: Pool, Hot Tub, Fitness Centre, Craft and Puzzle Room, Library, Woodwork Shop, 3 Wash Bays, Heated Parkade, Bicycle Racks, 5 Guest Suites, Pool Tables, Ping Pong Table, Shuffleboard, Games Room, Large Party Room / Ballroom, Public Kitchen, and Painting Room. And that is just the building. It's located in one of the best communities on Calgary's west side. Not only does the building supply so much, but you are just a quick jaunt to the amenities of WestHills Towne Centre as well as the walking paths and parks in Signal Hill. Now, the condo itself. It's rare that top floor units come available in this building, and when they do, they don't last. Soaring vaulted ceilings, and an enclosed patio overlooking the walking path are two of the highlights. This unit is in fantastic shape, and has 1 main bedroom, a 4 piece main bath/cheater ensuite, a large den area that could be a second bedroom (all it needs is a closet), and an open kitchen, dining living room with a corner gas fireplace. Backing onto the walking path, this is a peaceful, quiet location in the building. Add one parking stall with storage in front of it, and this makes for a fantastic home in an awesome adult community. For more details, and to see our 360 virtual tour, click the links below.