

**246, 6868 Sierra Morena Boulevard SW**  
**Calgary, Alberta**

**MLS # A2337768**



**\$439,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 1,160 sq.ft.                                          | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 2                                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Assigned, Parkade, Secured, Stall |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Secluded                |               |                   |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                             | <b>Condo Fee:</b> | \$ 805 |
| <b>Basement:</b>   | -                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco                                 | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), French Door, Granite Counters |                   |        |

**Inclusions:** n/a

Life at Sierras West is about so much more than the condo itself. Residents enjoy an exceptional selection of amenities to support an active, social, and convenient 55+ lifestyle. Whether you prefer to stay active, pursue a hobby, entertain friends, or simply relax, there is something for everyone. Amenities include: an indoor swimming pool and hot tub, fitness centre, pool tables, ping pong table, shuffleboard, games room, craft and puzzle room, library, woodworking shop, party room/ballroom with public kitchen, and various seating areas throughout the building. Additional conveniences include a heated underground parkade with 3 wash bays, bicycle racks, painting room, 5 guest suites, gazebo, back patio and large parking for visitors. This beautiful 1+1 bedroom, 2-bathroom condo offers nearly 1,200 sq. ft. of beautifully upgraded living space and is ideally located on the second floor with a sunny, peaceful exposure. From the moment you enter, you'll appreciate the abundance of natural light, thoughtful upgrades, and immaculate condition. The open-concept layout is ideal for both everyday living and entertaining, featuring premium vinyl flooring, granite countertops, and newer appliances. The spacious living room is anchored by a cozy gas fireplace, creating the perfect setting for relaxing on chilly winter evenings. The bright dining area flows seamlessly into the kitchen, offering plenty of space for preparing meals and hosting family and friends. The generously sized primary retreat easily accommodates a king size bed and additional furniture and features a spacious walk-in closet and private ensuite. The second bedroom is equally versatile and can comfortably serve as a guest room, home office, or cozy reading space. An additional office nook provides even more flexibility for computer space. Storage will not be an issue here, with deep, spacious closets throughout, a

large laundry area, and plenty of additional storage space. This unit also includes a heated underground parking stall and a separate storage unit for added convenience. Step outside to your private south-east-facing balcony, the perfect place to enjoy your morning coffee or unwind at the end of the day. An added bonus: the unit is conveniently located beside one of the building's five guest suites, making it especially easy to host visiting family and friends. The condo fee includes utilities except telephone and TV/internet, offering added convenience and peace of mind. Located just minutes from Signal Hill Shopping Centre and Westhills, you'll have easy access to restaurants, shops, medical services, and everyday amenities. With quick access to Stoney Trail and routes west to the mountains, getting around the city or escaping for a weekend adventure is a breeze. Offering an exceptional combination of space, upgrades, amenities, and location, this beautiful home delivers the ultimate in convenient, low maintenance living. Don't miss your opportunity to make Sierras West home!