

104, 6868 Sierra Morena Boulevard SW
Calgary, Alberta

MLS # A2348157



\$434,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,079 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Clay Tile
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 749
LLD:	-
Zoning:	M-C1 d55
Utilities:	-

Inclusions: 4 Ceiling Fans

Welcome to Sierra's West, a sought-after 55+ community in desirable Signal Hill, offering an exceptional blend of comfort, convenience and carefree living! Ideally located just minutes from Westhills Shopping Centre, this beautifully maintained 2-bedroom, 2-bathroom condo is sure to impress. Gorgeous hardwood flooring flows throughout the main living areas, complemented by new carpet in both bedrooms and ceramic tile in the foyer, laundry room and bathrooms. The spacious kitchen offers an abundance of cabinetry and generous counter space, with appliances updated over the past decade. Open to the living and dining areas, it's the perfect layout for entertaining or simply relaxing beside the inviting corner fireplace. Step out to the east-facing, glass-enclosed deck and enjoy your morning coffee in the sunshine while taking in peaceful views of the beautifully landscaped grounds. The deck has also been refreshed with new vinyl decking. The spacious primary bedroom provides a relaxing retreat overlooking the green space and features two closets and a 4-piece ensuite. A second bedroom offers flexibility for visiting family and friends, a home office or hobbies, while the convenient in-suite laundry room adds everyday functionality. Your heated underground parking stall is ideally situated near the elevator and car wash, with an impressive storage room directly in front of the stall, complete with storage racks and a locking metal cabinet. Sierra's West is a well-managed, non-smoking 55+ community with an outstanding selection of amenities designed to support an active and social lifestyle, including an indoor pool, hot tub, fitness centre, two party rooms, craft and activity room, library, games area, workshop, car wash and guest suites. Westhills Shopping Centre is just minutes away, offering convenient access to groceries, shopping,

restaurants, pubs and a movie theatre, with major roadways nearby for easy travel around the city. If you're looking for a welcoming community, excellent amenities and comfortable, low-maintenance living, this wonderful home is an opportunity not to be missed!