



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**152, 6868 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2233373



\$589,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,510 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 980
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage		
Inclusions:	None		

This bright and spacious 1510+ sq ft corner unit is the perfect place to call home! With three bedrooms (or two plus a handy den), two full bathrooms, loads of builtins and a gorgeous feature fireplace, there's plenty of room to relax and enjoy. The bathrooms and flooring have been nicely updated, granite countertops in the kitchen and updated bathrooms make this unit a must to view. Located on the southwest corner brings in tons of natural light—especially in the cozy private 4 season solarium. Located in a 40+ adult living building, you'll love the heated underground parking with access from the elevator directly across from the unit, extra storage, and all the great amenities: library, craft room, games rooms, banquet space, full workshop, two car wash bays, and even an indoor pool. Just minutes to Westhills Towne Centre with easy access to Stoney Trail and Sarcee, public transit—it's got everything you need in a superb complex.