



128, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta

MLS # A2295290



**\$498,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate, Linoleum

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** \$ 950

**Basement:** -

**LLD:** -

**Exterior:** Brick

**Zoning:** M-C1 d55

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Built-in Features, Pantry, Recreation Facilities, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this meticulously maintained and truly charming home. Mature Living: like living on a cruise ship without the seasickness and cramped space. You will not want to miss the opportunity to own this spacious unit in a beautifully kept, resort-style building. Offering over 1,400 square feet of living space, this expansive condo features two large bedrooms and a versatile den, giving you all the room you need for comfort, work, and relaxation. The bright and inviting primary bedroom showcases a lovely bay window and includes a four-piece ensuite with a shower/tub combo, a linen closet, and a generous walk-in closet. The secondary bedroom is ideal for guests or a home office. The open and airy kitchen flows seamlessly into a roomy formal dining area and a huge living room centered around a cozy fireplace, creating the perfect setting for unwinding or entertaining. Large windows throughout the living area fill the space with natural light, enhancing the warm and welcoming atmosphere. A three-piece main bathroom and a large in-suite laundry room with abundant storage add everyday convenience. Additional thoughtful touches include a spacious entry foyer, tile flooring, a wall-mounted A/C unit, a large kitchen pantry, built-in features, and linen closets in both bathrooms. The west-facing balcony has been recently upgraded and partially enclosed to block the wind, making it the perfect spot to enjoy long summer evenings. Pride of ownership is evident throughout this warm and cozy home. An assigned underground parking stall with a storage locker keeps your vehicle warm year-round. This 55+ community offers an impressive array of amenities, including an indoor pool and hot tub, a fitness room, a library, a craft room, a games room with pool tables and shuffleboard, a party room, and rentable guest suites. A fully equipped woodworking shop and two car wash

bays in the parkade further elevate the lifestyle offered here. Condo fees include all utilities, and pets are welcome with board approval, subject to weight restrictions. The location is unbeatable, with easy access to major routes, shopping, transit, grocery stores, restaurants, and plenty of green space in the surrounding area. Don't wait to book your showing. This beautiful space is ready to welcome you home.