



**224, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2161385**



**\$484,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 810
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d55
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** n/a

This spacious 2-bedroom, 2-bath unit, boasting 1247 sq ft, exudes pride of ownership. The open concept floor plan, complemented by an enclosed south-facing balcony offers a pleasant view of a green space. The renovations have been extensive, including vinyl plank flooring throughout, lighting, a large laundry area with ample storage, wall mount A/C for hot summer days, and a cozy gas fireplace for cold winter evenings. The kitchen provides plenty of counter and cupboard space, along with a convenient breakfast bar. You will enjoy the peaceful and fully enclosed patio to soak in the south view along with an extra storage room on the balcony. The master suite comes complete with a 4pc ensuite and a full walk-in closet. The second bedroom, featuring charming glass french doors, can easily double as a den or office if desired. Within this delightful complex you'll have access to a wealth of amenities, including a pool, hot tub, exercise room, pool table, shuffleboard, library, reading room, meeting lounge, and wood workshop. You can also partake in regular events and gatherings in the dining/social room, complete with a kitchen. For visiting friends or family, take advantage of the fully equipped guest suites available at a reasonable rental rate. The convenience continues with heated underground parking, a car wash bay, and a secure and enclosed storage located at the end of your parking stall. The complex is well-managed, and the best part is that all utilities are included. Conveniently located near the West Hills Shopping Center, you'll have access to a variety of restaurants, grocery stores, retail shops, and a theater. This outstanding opportunity to live in a 40+ adult complex with a resort lifestyle should not be missed.