



**120, 6868 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2162969



\$475,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,357 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace Insert, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Hardwood, Stone	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 874
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Desk, Pull Out Couch, Reclining Love Seat and Single and Kitchen table and 4 chair set.		

This former show home is a corner unit offering 2 bedrooms, over 1300 sqft and features a non-slip epoxy stone flooring in the foyer, laundry room, 3-piece entrance bathroom, Walkin closet and Ensuite for your safety and ease of use. The condo also makes great use of space with various pocket doors and french doors alike. The unit offers lots of natural sunlight and offers a wraparound south and west facing balcony. Inside you will find 2 well-appointed bedrooms and 2 full bathrooms. The ensuite features a jetted spa bath and separate walkin shower. There open galley kitchen is adorned with oak cabinets, a sunshine ceiling and onyx granite counters. A breakfast nook, spacious formal Dining room and a large living room featuring a gas fireplace make it complete. This Condo complex is one of Calgary's premiere buildings with the following amenities: 2 underground car wash bays, Gym, Pool, Hot Tub, State of the Art Gym, Pool and Snooker tables, Library, Card and TV room, Crafts room, Wood working shop, Massive Party Room with full Kitchen and Dance floor. This condo includes two assigned parking stalls and two storage lockers. Come view this amazing Condo today.