



**313, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2195534**



**\$449,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Penthouse		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground, Workshop		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to your new home in this beautifully updated 1100+ sqft penthouse, perfectly located in the highly sought-after West Hills Shopping District. This condo offers an expansive, bright, and open concept layout with quiet north-facing exposure, ensuring comfort during hot summer months. Enjoy soaring vaulted ceilings, brand-new laminate flooring, and new, sleek modern appliances. The spacious kitchen boasts ample counter space, perfect for preparing meals or entertaining. Cozy up in the living room by the gas fireplace during winter evenings or step out onto your private balcony to entertain friends and family in the warmer months. The primary bedroom offers a peaceful retreat with a large double closet, a bay window with serene views and a 3-piece ensuite featuring a luxurious jetted bath. The second bathroom is a modern 3-piece with a walk-in shower, adding extra convenience. Enjoy the ease and comfort of having an in-suite laundry room featuring a full-size front-load washer and dryer and a wall A/C unit to keep things cool during the summer. This penthouse also comes with outstanding amenities to enjoy, including an indoor pool, hot tub, fully equipped woodworking shop, 2 car wash bays, a large party room with a dance floor, billiards room, library, exercise room, and private guest suites for rent. Weekly and monthly social events make this a lively and friendly community. Additional perks include one assigned parking stall, a storage locker (4' x 9'), and the perfect combination of convenience and luxury. Come see this exceptional penthouse today and make it yours!