



**234, 6868 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2195892



\$458,500

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,255 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 821
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Ceiling Fan(s), Dishwasher, Dryer, Electric Stove, , Range Hood, Refrigerator, Washer, Window Coverings, Cabinets in walk-in closet and laundry room and bookcases in 2nd bedroom.

Welcome to the SIERRAS WEST COMPLEX, nestled in the vibrant community of SIGNAL HILL. This lively condominium community offers a range of fantastic amenities for both relaxation and convenience. Take a refreshing dip in the INDOOR SWIMMING POOL, unwind in the HOT TUB, or stay fit in the fully-equipped FITNESS CENTRE. For entertainment, you can enjoy the LIBRARY, craft room, billiard tables, snooker table, and a spacious banquet room. Additionally, a fully-stocked WORKSHOP, 2 CARWASH BAYS, and access to walking paths make everyday living a breeze. Whether you prefer a lively social atmosphere or a more private retreat, this community has something for everyone. This stunning 2-BEDROOM, 2-BATHROOM condo offers over 1,250 sq. ft. of beautifully upgraded living space. Enjoy a BRAND NEW KITCHEN, fresh LIGHT FIXTURES, and new hardware throughout. With high-end finishes like laminate flooring, GRANITE COUNTERTOPS, and NEW APPLIANCES, this home combines style and comfort. The open-concept layout is perfect for both relaxing and entertaining, with a cozy GAS FIREPLACE in the spacious living room—ideal for chilly nights. The dining area flows seamlessly into the GORGEOUS NEW KITCHEN. The primary retreat is generously sized, complete with an ensuite bathroom and a large walk-in closet. The second bedroom offers flexibility for a guest room, office, or reading nook. Plus, there’s plenty of storage throughout, including a large laundry area and deep, spacious closets. This condo also includes a HEATED UNDERGROUND PARKING STALL and a SEPARATE STORAGE UNIT. The condo fee covers all utilities except telephone and TV/internet services for your ease and convenience. Step outside onto your PRIVATE EAST-FACING BALCONY—perfect for enjoying morning coffee or

evening relaxation. The building also features 5 guest suites for hosting family and friends. Conveniently located near Signal Hill Shopping Centre and Westhills Shopping Centre, you're close to a variety of restaurants, shops, medical offices, and quick access to the mountains via STONEY TRAIL. This exceptional home offers unparalleled convenience and lifestyle. Don't wait—this gem won't last long!