

**246, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2182577**



**\$452,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 767
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Shelving/storage unit in office

Welcome home to the highly desirable SIERRAS WEST COMPLEX in the amenity rich community of SIGNAL HILL. This vibrant condominium community offers an incredible range of amenities designed for leisure and convenience. Take a dip in the INDOOR SWIMMING POOL, unwind in the HOT TUB, or stay active in the well-equipped FITNESS CENTRE. For entertainment, you'll have access to a LIBRARY, craft room, billiard tables, snooker table, and a spacious banquet room. Plus, a fully-equipped WORKSHOP, 2 CARWASH BAYS, and easy access to walking paths ensure every convenience is at your doorstep. While there is a welcoming community atmosphere and plenty of activities to partake in, you are able to be as social or as private as you desire. This beautiful 2-BEDROOM, 2-BATHROOM condo offers nearly 1,200 sq. ft. of beautifully upgraded living space. This home blends comfort and convenience, with an unbeatable location on the second floor that provides a sunny, peaceful exposure—your perfect private retreat. As you enter, you'll immediately notice the attention to detail and the large windows that allow an abundance of natural light to flood the home. This property is spotlessly clean and features high-end finishes throughout, including PREMIUM VINYL FLOORING, GRANITE COUNTERTOPS and NEWER APPLIANCES. The open-concept floor plan is ideal for both relaxation and entertaining, with a spacious living room anchored by a cozy GAS FIREPLACE for those chilly winter nights. The dining area is bright and inviting, flowing seamlessly into the kitchen, which is perfect for preparing meals and hosting guests. The generously sized primary retreat, spacious enough for a king-size bed, night stands & dresser, includes a luxurious ensuite bathroom and large walk-in closet. The second bedroom

is equally spacious and versatile—ideal as a guest room, office, or reading nook. Additional flexible space is provided by a convenient OFFICE nook, while the unit offers plenty of storage options, including a large laundry area. You’ll also notice that closets are deep and spacious and in abundance. This unit includes a HEATED UNDERGROUND PARKING STALL and a SEPARATE STORAGE UNIT for your convenience. Plus, the condo fee covers all utilities except for telephone and TV/internet services, offering ease & peace of mind. You’ll love that you can step outside to your PRIVATE SOUTH-EAST FACING BALCONY,, the perfect spot for morning coffee or evening relaxation. With the added benefit of being located beside one of the 5 guest suites, hosting family & friends has never been easier. Located near Signal Hill Shopping Centre, Westhills Shopping Centre, you have access to a variety of restaurants, shops, medical offices and quick access out of the city to the mountains, as well as access to STONEY TRAIL, making it a breeze to get anywhere. This home offers the ultimate in convenience and lifestyle. Don’t miss the opportunity to make this exceptional condo your new home! Act quickly as this home is sure to be scooped up!