

# \$449,900 - 247, 6868 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2208978

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,325 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SATURDAY, May 3rd, 1-3pm. Don't miss out on this exceptional opportunity for carefree living in this impressive 1-Bedroom plus Den, 2-Bathroom condo, located in a vibrant Adult 40+ Building. Designed for comfort and convenience, this spacious home features large windows that fill the space with natural light and offer a beautiful view of green spaces. The large living room is the heart of the home, showcasing an attractive gas fireplace and plenty of room to entertain or relax. Step outside to your private balcony and enjoy the tranquil views. The bright Kitchen is a dream, with timeless white cabinetry, plenty of counter and storage space, plus a separate windowed breakfast nook, perfect for your morning coffee. A formal Dining area is ready for entertaining family and friends. The large primary Bedroom is a true retreat, complete with its own private Ensuite and an incredible walk-in closet with built-in organizers. The Den is spacious, with double French doors and a large walk-in closet. Additionally, there's a laundry/storage room with built-in cabinetry to meet all your needs. Enjoy the peace of mind with secure indoor parking and a separate storage room. This professionally managed complex offers many amenities to enjoy including an indoor swimming pool and hot tub, gym, library, craft/activities room, workshop, pool tables, guest suites, library, social rooms and so much



more! Enjoy the convenience of a car wash, elevators, and plenty of visitor parking. The condo fees cover utilities, including electricity, heat, and water. Pet friendly with restrictions, and requiring Board approval. Excellent location close to transit and Westhills Towne Centre with trendy restaurants, shopping and professional services. Easy access throughout the city. Quick possession is available. A pleasure to show!

Built in 1997

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208978          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 247, 6868 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                          |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3H 3R6                              |

### Amenities

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Guest Suite, Parking, Party Room, Secured Parking, Storage, Visitor Parking, Gazebo, Indoor Pool, Pool, Spa/Hot Tub, Workshop |
| Parking Spaces | 1                                                                                                                                                    |

|         |                             |
|---------|-----------------------------|
| Parking | Parkade, Stall, Underground |
|---------|-----------------------------|

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, No Smoking Home, Storage, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                         |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Washer/Dryer, Window Coverings, Electric Water Heater |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |           |
|---------|-----------|
| Heating | Hot Water |
|---------|-----------|

|         |              |
|---------|--------------|
| Cooling | Wall Unit(s) |
|---------|--------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |     |
|------------|-----|
| Fireplaces | Gas |
|------------|-----|

|              |   |
|--------------|---|
| # of Stories | 3 |
|--------------|---|

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

|              |               |
|--------------|---------------|
| Construction | Brick, Stucco |
|--------------|---------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 5th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 24 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | M-C1 |
|--------|------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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