

\$429,900 - 315, 6868 Sierra Morena Boulevard Sw, Calgary

MLS® #A2086375

\$429,900

2 Bedroom, 2.00 Bathroom, 1,080 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Enjoy resort-style living at its finest. This top-floor 2-bedroom suite is in move-in condition with fresh paint and brand new carpet. This unit has impressive vaulted ceilings and large windows, boasting abundant natural light and a beautiful, tranquil view of the surrounding greenery. Located in a well-managed, 40+ building, with incredible amenities such as an indoor pool and hot tub, fitness room, library, woodworking shop and much more. With over 1000 sq ft of living space, two spacious bedrooms and two bathrooms, this apartment offers plenty of room for comfortable living. Cooking and baking is a pleasure in this large kitchen with plenty of counter preparation space, complete with granite countertops, modernized over-cabinet lighting and an under-mount sink. The spacious living room features impressive, vaulted ceilings and a cozy gas fireplace, making it the perfect place to unwind after a long day. Step out onto the recently updated balcony with glass railings and a gas line for your BBQ. Take in the peaceful view. Adjacent to the kitchen sits the perfect space to entertain your guests in a more formal dining experience. A spacious primary bedroom has ample space for a king-size bed with additional room for 2-night tables and a dresser. Two spacious closets provide ample storage, while the bay window floods the room with natural light and beautiful views. The 3-piece ensuite



bathroom is a delightful oasis with a deep soaker tub and granite countertops. The second bedroom, also with a great view, is ideal for a guest room or office. Laundry is a breeze with an in-suite laundry room with storage. Enjoy the convenience of having an oversized underground, heated parking stall with only one neighbouring stall and a generously sized enclosed storage space. The condo fees include all monthly utilities. The building offers an impressive range of amenities, including an indoor pool and hot tub, exercise room, library, craft room, fully equipped woodworking shop, pool tables, shuffleboard, and 2 car wash bays. Party rooms and 5 guest suites can also be rented for a nominal fee. Close to West Hills Shopping Center with grocery stores, restaurants, theatre, parks, major roadways and transit, this location is also perfect for mountain lovers. With gorgeously vaulted ceilings, this is a rare find, donâ€™t miss this opportunity to call this charming living space home!

Built in 1997

Essential Information

MLS® #	A2086375
Price	\$429,900
Sold Price	\$426,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	315, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3R6

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Game Court Interior, Gazebo, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Facilities, Snow Removal, Spa/Hot Tub, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Oversized, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Pantry, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Basement	None

Exterior

Exterior Features	Garden, Playground
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 27th, 2023
Days on Market	16
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

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