

\$409,900 - 303, 6868 Sierra Morena Boulevard Sw, Calgary

MLS® #A2092226

\$409,900

2 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Enjoy resort-style living at its finest. This top-floor 2-bedroom suite has the desirable West exposure with mountain views and gorgeous vaulted ceilings. With loads of potential, this property awaits a discerning buyer looking to customize their new home to their high standard. This unit has impressive vaulted ceilings and large windows with new blinds, boasting abundant natural light and a beautiful, tranquil view of the mountains. 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 1100 sq ft of living space, two spacious bedrooms and two bathrooms, this apartment offers plenty of room for comfortable living. The kitchen has a large footprint and has excellent potential to be upgraded or have an island or peninsula added. The spacious living room features impressive, vaulted ceilings and a cozy electric 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, where you can take in the peaceful view of the sun setting over the mountains. Adjacent to the kitchen sits the perfect space to entertain your guests in a more formal dining experience. The spacious primary bedroom has ample space for a king-size bed with additional room for 2-night tables and a dresser, and the bay window



floods the room with natural light and beautiful views. The large 4-piece ensuite bathroom has a large tub/shower combination with a large vanity, linen closet and an attached walk-in closet. The second bedroom, with a great view, is ideal for a guest room or office. Laundry is a breeze with an in-suite laundry room with additional storage space. Enjoy the convenience of having an underground, heated parking stall and a generously sized enclosed storage space. The condo fees include all monthly utilities and insulation added in between the walls between the neighbouring suites when this unit was built, dampening any noise transfer. 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 and mountain views, this is a rare find. Don't miss this opportunity to call this charming living space home!

Built in 1997

Essential Information

MLS® #	A2092226
Price	\$409,900
Sold Price	\$451,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	1997

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	303, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

Exterior

Exterior Features	Courtyard
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 14th, 2023
Days on Market	5
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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