

\$465,000 - 128, 6868 Sierra Morena Boulevard Sw, Calgary

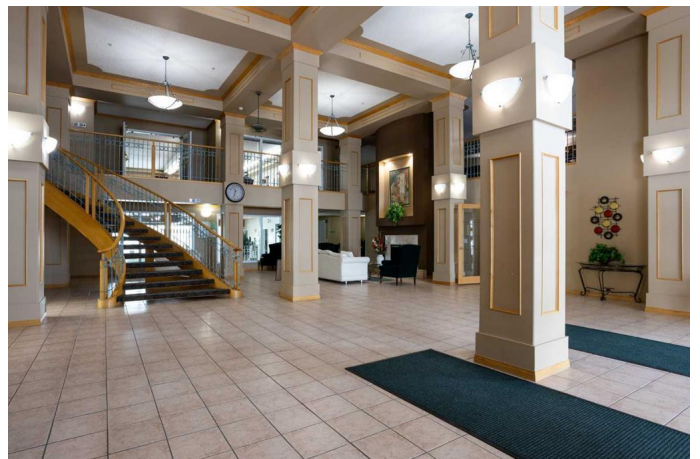
MLS® #A2110158

\$465,000

2 Bedroom, 2.00 Bathroom, 1,415 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to this meticulously kept charming home! You will not want to miss out on the opportunity to own this unit in a beautifully kept resort-style living building. With over 1,400 square feet, this huge unit boasts two large bedrooms and a den to provide ample space for all your needs. The primary bedroom is bright and spacious and features a beautiful bay window, complete with a four-piece ensuite with shower/tub combo, a linen closet, and a walk-in closet. The secondary bedroom is perfect for a home office or guest bedroom. The kitchen is open and spacious, flanked by a roomy formal dining area and huge living room with a cozy fireplace, perfect for unwinding and entertaining. There are numerous windows in the living area, letting in ample natural light. The unit also features a secondary three-piece main bathroom and a large in-suite laundry room with plenty of storage. Other key features of this unit are a large entryway foyer, tile floors, A/C wall unit, large kitchen pantry, built-in features, and convenient linen closets in both bathrooms. Enjoy long, warm summer evenings on the west-facing recently upgraded balcony that has been partially enclosed to block wind. Pride of ownership is evident throughout this warm and cozy unit. Enjoy keeping your car warm year round with an assigned underground parking stall with additional storage locker. This is a 40+ building, and it



offers an impressive range of amenities, including a beautiful indoor pool and hot tub, a fitness room, library, craft room, games room with pool tables and shuffle board, party room, and guest suites that can be rented out. There is also a fully equipped woodworking shop and two car wash bays in the underground parkade. You really couldn't ask for more....other than amazing neighbours who care about the other residents, and this building has those too!! Condo fees include all monthly utilities. Pets are allowed upon board approval, with some weight restrictions. The location cannot be beat, being close to major routes, shopping, transit, grocery stores, restaurants, and lots of green space in the immediate surrounding area. Do not wait to book a showing today! Do not miss out on making this beautiful space your new home!

Built in 1997

Essential Information

MLS® #	A2110158
Price	\$465,000
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,415
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	128, 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, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Covered, Guest, Heated Garage, Underground

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Gazebo, Lawn, Landscaped
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 12th, 2024
Days on Market	14
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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