

\$439,900 - 249, 6868 Sierra Morena Boulevard Sw, Calgary

MLS® #A2118079

\$439,900

2 Bedroom, 2.00 Bathroom, 1,319 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to this outstanding 2 bedroom, 2 bathroom suite in the sought after, resort-style Sierras West 40+ building with new paint and flooring. Over 1300 square feet in this single floor condo that boasts a bright, open concept living area, perfect for relaxing and entertaining. The huge living space comes with a corner gas fireplace, built-in wall air-conditioning, and ample space for a formal dining area. The spacious master bedroom has a 4 piece ensuite bathroom, linen closet and walk-in closet. The second bedroom is suitable for a home office or guest bedroom and has its own walk-in closet. The main bathroom features a large walk-in shower with seating. The kitchen is well designed and comes with a generous dining area. Walk out to the fully enclosed balcony that offers beautiful views to the West and added living space. The in-suite laundry room has ample storage space. The parking stall is conveniently located in the underground heated parkade, just outside the elevator door, and comes complete with a sizeable storage room. Condo fees include all utilities, heat, professional management, building maintenance and use of all the wonderful amenities this building has to offer. Large, heated pool, hot tub, fitness room, billiards, shuffleboard, library, craft room, lobby sitting area complete with fireplace, a fully equipped woodworking shop and 2 carwash bays. Other



amenities include a banquet hall, party room, and guest suites that can be rented. Perfect location in Signal Hill overlooking a green space with walking paths, parks, Westhills and Signal Hill Shopping Centres, transit and major roadways. This is one of the largest units at Sierras West. Don't miss the opportunity to make this lovely suite your home.

Built in 1997

Essential Information

MLS® #	A2118079
Price	\$439,900
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	249, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1

Parking	Assigned, Underground
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Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

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

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 7th, 2024
Days on Market	3
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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