

\$489,900 - 222, 6868 Sierra Morena Boulevard Sw, Calgary

MLS® #A2158167

\$489,900

2 Bedroom, 2.00 Bathroom, 1,267 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This spacious 2-bedroom, 2-bath unit, boasting 1267 sq ft, exudes pride of ownership. The open concept floor plan, complemented by a an enclosed south-facing balcony offers a pleasant view of a green space. The renovations have been extensive, including vinyl plank flooring throughout, lighting, kitchen with upgraded appliances, a large laundry area with ample storage, brand new wall mount A/C for hot summer days, and a cozy gas fireplace for cold winter evenings. The renovated kitchen provides plenty of counter and cupboard space, along with a convenient breakfast bar. You will enjoy the peaceful and fully enclosed patio to soak in the south view along with an extra storage room on the balcony. The master suite comes complete with a 4pc ensuite and a full walk-in closet. The second bedroom, featuring charming glass french doors, can easily double as a den or office if desired. Within this delightful complex you'll have access to a wealth of amenities, including a pool, hot tub, exercise room, pool table, shuffleboard, library, reading room, meeting lounge, and workshop. You can also partake in regular events and gatherings in the dining/social room, complete with a kitchen. For visiting friends or family, take advantage of the fully equipped guest suites available at a reasonable rental rate. The convenience continues with heated underground parking, a car wash bay, and a



secure and enclosed storage located at the end of your parking stall. The complex is well-managed, and the best part is that all utilities are included. Conveniently located near the West Hills Shopping Center, you'll have access to a variety of restaurants, grocery stores, retail shops, and a theater. This outstanding opportunity to live in a 40+ adult complex with a resort lifestyle should not be missed.

Built in 1997

Essential Information

MLS® #	A2158167
Price	\$489,900
Sold Price	\$478,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	222, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Workshop
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Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Ceiling Fan(s), No Animal Ho
Appliances	Dishwasher, Dryer, Electric Refrigerator, Wall/Window Ai
Heating	Baseboard
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

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

Additional Information

Date Listed	August 17th, 2024
Date Sold	August 29th, 2024
Days on Market	12
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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