

# \$459,900 - 120, 6868 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2162969

**\$459,900**

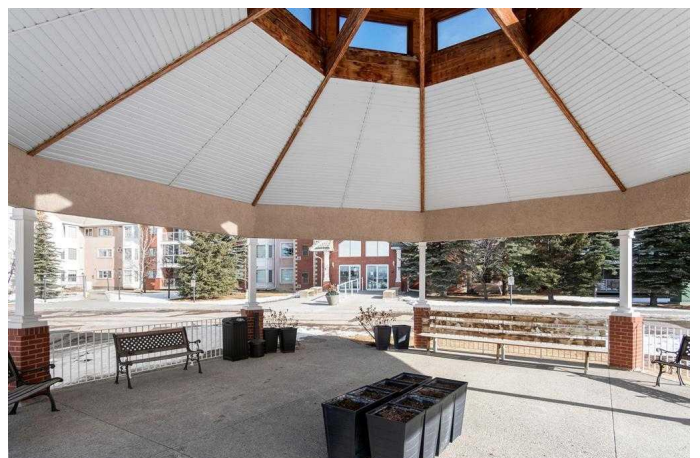
2 Bedroom, 2.00 Bathroom, 1,357 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This former show home is a corner unit offering 2 bedrooms, over 1300 sqft and features a non-slip epoxy stone flooring in the foyer, laundry room, 3-piece entrance bathroom, Walkin closet and Ensuite for your safety and ease of use. The condo also makes great use of space with various pocket doors and french doors alike. The unit offers lots of natural sunlight and offers a wraparound south and west facing balcony. Inside you will find 2 well-appointed bedrooms and 2 full bathrooms. The ensuite features a jetted spa bath and separate walkin shower. There open galley kitchen is adorned with oak cabinets, a sunshine ceiling and onyx granite counters. A breakfast nook, spacious formal Dining room and a large living room featuring a gas fireplace make it complete. This Condo complex is one of Calgary's premiere buildings with the following amenities: 2 underground car wash bays, Gym, Pool, Hot Tub, State of the Art Gym, Pool and Snooker tables, Library, Card and TV room, Crafts room, Wood working shop, Massive Party Room with full Kitchen and Dance floor. This condo includes two assigned parking stalls and two storage lockers. Come view this amazing Condo today.

Built in 1997

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2162969    |
| Price          | \$459,900   |
| Sold Price     | \$450,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,357       |
| Acres          | 0.00        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 120, 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, Gazebo, Guest Suite, Indoor Pool, Parking, Picnic Area, Party Room, Recreation Room, Secured Parking, Service Elevator(s), Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                                                                              |
| Parking        | Garage Door Opener, Enclosed, Parkade, Secured, Stall, Underground                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, No Smoking Home, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, Open Floorplan, Pantry, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Range, Garburator, Microwave, Range Hood                                                                 |
| Heating           | Natural Gas, Baseboard, Fireplace Insert, Hot Water, Radiant                                                                                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                                                                                                                                 |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 3   |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Storage, Balcony, Covered Courtyard, BBQ gas line, Outdoor Grill, Private Entrance |
| Roof              | Clay Tile                                                                          |
| Construction      | Wood Frame, Brick, Stucco                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2024 |
| Date Sold      | December 4th, 2024  |
| Days on Market | 90                  |
| Zoning         | M-C1 d55            |
| HOA Fees       | 0.00                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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