

# **\$375,000 - 251, 6868 Sierra Morena Boulevard Sw, Calgary**

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MLS® #A2218204

**\$375,000**

2 Bedroom, 1.00 Bathroom, 893 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Great opportunity to own in Sierra West! A complex featuring a welcoming environment and superb amenities including; an indoor pool, hot tub, exercise room, pool tables, party room, wood shop, shuffleboard, ballroom, guest suite, underground parking, and car wash. Daily and weekly activities in this 40plus building include yoga, book club, happy hour, sports and games nights. The entire building encourages connection and interaction among the owners. This 1 bedroom plus den on the second floor offering close to 1000 sq.ft. of exclusive indoor/outdoor living space is move-in ready. Recent upgrades include: freshly painted throughout, all new flooring, newer windows, newer air conditioning unit (2022) and new blinds throughout. This suite features an open plan that is anchored by a large kitchen with plenty of storage. The comfortable living room has tons of natural light, a corner gas fireplace and access to the fantastic, and a spacious enclosed private balcony perfect for those that love to spend time in spaces designed to enjoy the outdoors. The primary bedroom is spacious and bright with private access to the 4-piece bathroom. The den is tucked in the far corner providing a flex space for tv watching, home office or overnight guests. This floorplan is complete with a storage room including a washer and dryer and upright freezer. It also comes with a perfectly located parking stall



and a large storage locker located right in front of your parking stall. Sierra West is conveniently located across from greenspace with a charming gazebo in the front and plenty of visitor parking. Close to transit, restaurants and shopping, this suite, and more importantly community, is exactly what you have been looking for.

Built in 1997

**Essential Information**

MLS® #	A2218204
Price	\$375,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	251, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

**Amenities**

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Visitor Parking, Car Wash, Gazebo, Indoor Pool, Recreation Room, Workshop
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Freezer, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	Real Estate Professionals Inc.
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