

# \$458,888 - 249, 6868 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2219432

**\$458,888**

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

Signal Hill, Calgary, Alberta

Welcome to this well cared for 2 bedroom, 2 bathroom unit. It is one of the most sought after units in the building. This is a 40+ building and pets are allowed with approval. Yes, 1319 square feet in this single floor condo that boasts a bright, open concept living area, Great for entertaining family and friends. The huge living space comes with a corner gas fireplace, built-in wall air-conditioning, and 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. Other than internet and cable, 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 3 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® #	A2219432
Price	\$458,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	249, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3R6

**Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Visitor Parking, Guest Suite, Indoor Pool, Pool, Recreation Room
Parking Spaces	1

Parking	Assigned, Garage Door Opener, Parkade, Underground
# of Garages	1
Has Pool	Yes

## Interior

Interior Features	No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Glass Doors, Oak
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	May 10th, 2025
Days on Market	10
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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