

**152, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2233373**



**\$589,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,028
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d55
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

This bright and spacious 1510+ sq ft corner unit is the perfect place to call home! With three bedrooms (or two plus a handy den), two full bathrooms, loads of builtins and a gorgeous feature fireplace, there's plenty of room to relax and enjoy. The bathrooms and flooring have been nicely updated, granite countertops in the kitchen and updated bathrooms make this unit a must to view. Located on the southwest corner brings in tons of natural light—especially in the cozy private 4 season solarium. Located in a 40+ adult living building, you'll love the heated underground parking with access from the elevator directly across from the unit, extra storage, and all the great amenities: library, craft room, games rooms, banquet space, full workshop, two car wash bays, and even an indoor pool. Just minutes to Westhills Towne Centre with easy access to Stoney Trail and Sarcee, public transit—it's got everything you need in a superb complex.