

**253, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2209069**



**\$475,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 948
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Refrigerator in Laundry Room

**\*\*\*UNIQUE OPPORTUNITY - BRIGHT CORNER UNIT IN A RESORT-STYLE COMPLEX\*\*\*** Welcome home to the SIERRAS WEST (40+ adult living) in the amenity-rich community of SIGNAL HILL. This beautiful 2-BEDROOM + DEN, 2 FULL BATH condo offers over 1,450 sq. ft. of living space. Blending comfort and convenience, with an unbeatable corner location on the second floor. Upon entering, you'll immediately notice the large windows with south and west exposure that allow natural light to flood the home. The open-concept floor plan is ideal for relaxation and entertaining, with a spacious living room anchored by a cozy GAS FIREPLACE for those chilly winter nights. The dining area is bright and inviting, flowing seamlessly into the kitchen, which has updated cabinetry and plenty of counter space for preparing meals. There is also a separate breakfast/dining nook. Separated from the living area, you will find a generously sized primary retreat, spacious enough for a king-size bed, nightstands & dresser, an upgraded walk-in shower in the ensuite bathroom and a large walk-in closet. The second bedroom is equally spacious and versatile—ideal as a guest room. There is also a den, perfect for an office or reading room. There is a 2nd 3 piece bathroom and a large laundry room, completing the home. As well, there is air-conditioning for the warmer summer days. This unit includes a HEATED UNDERGROUND PARKING STALL and a SEPARATE STORAGE UNIT for your convenience. Plus, the condo fee covers all utilities except for telephone and TV/internet services, offering ease & peace of mind. You'll love that you can step outside to your PRIVATE BALCONY, the perfect spot for morning coffee or evening relaxation. With the added benefit of being close to one of the guest suites, hosting family & friends has never been easier. This vibrant

condominium community offers an incredible range of activities designed for leisure and convenience. Swim in the INDOOR SWIMMING POOL, unwind in the HOT TUB, or stay active in the well-equipped FITNESS CENTRE. You'll have access to a LIBRARY, craft room, billiard tables, snooker, and a spacious banquet room. Plus, a fully-equipped WORKSHOP, 2 CARWASH BAYS, and easy access to walking paths ensure every convenience is at your doorstep. While there is a welcoming community atmosphere and plenty of activities, you can be as social or private as you desire. Located near Signal Hill Shopping Centre, and Westhills Shopping Centre, you have access to plenty of restaurants, shops, medical offices and quick access out of the city to the mountains, and STONEY TRAIL, making it a breeze to get anywhere. This home offers the ultimate in convenience and lifestyle. Don't miss the opportunity to make this exceptional condo your new home! Act quickly as this home is sure to be scooped up!