

# \$449,900 - 133, 6868 Sierra Morena Boulevard Sw, Calgary

---

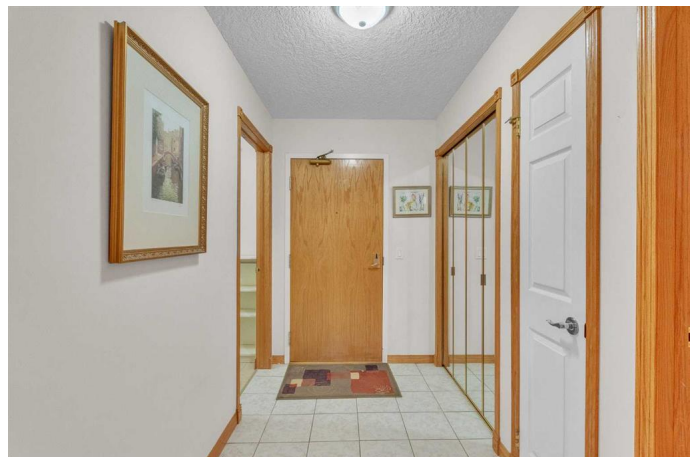
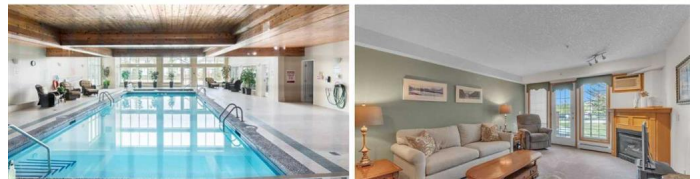
MLS® #A2220104

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,368 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Experience luxury living in the Sierras West 1 complex in Signal Hill! This Original Owner, charming 1,368 sqft. main floor condo features 2 bedrooms, 2 bathrooms, and a sunny West facing deck. A nice foyer with a large double mirrored closet welcomes you into this lovingly cared for unit. The kitchen features ceramic tile backsplash, all white appliances, and ample cabinetry so you can easily & efficiently organize your space. The kitchen is open and spacious, flanked by a roomy formal dining area and huge living room with a cozy fireplace, perfect for unwinding and entertaining. There are numerous windows in the living area, letting in ample natural light. The primary bedroom suite is very spacious and features a walk-in closet, and a 4 pc. ensuite. The secondary bedroom is perfect for a home office or guest bedroom. A laundry room with built-in shelving and a 3 pc. bathroom complete this wonderful home. Additional features include a built-in AC unit, and assigned underground parking stall with additional storage locker. Condo Fees include all Utilities. This is a 40+ adult living community and features incredible amenities including an INDOOR POOL/HOT TUB, Billiards, FITNESS Centre, a woodworking shop, party halls, a car wash in the underground parkade, and guest suites. No matter your interests there is something for you in this amenity rich complex! Minutes



away from all amenities including WestHills Shopping Centre including Superstore, Safeway, Cineplex Odeon Westhills Cinema, a plethora of restaurants, walking paths, parks, and playgrounds. Truly a remarkable building with a true sense of community. Donâ€™t miss this opportunity to call this charming living space home!

Built in 1997

**Essential Information**

MLS® #	A2220104
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	133, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

**Amenities**

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

Has Pool	Yes
----------	-----

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony, Playground
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	May 13th, 2025
Days on Market	35
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.