

# \$449,900 - 113, 6868 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2225462

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,092 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Bright & airy 2 bedroom, 2 bath condo in Sierra™s West I in Signal Hill. The open plan presents updated hardwood floors, showcasing a spacious living room with inviting corner fireplace, casual dining area & updated kitchen with granite counter tops, rich dark cabinetry & stainless steel appliances. The primary bedroom includes 2 closets, one of which is a walk-through closet to the private 4 piece ensuite. A second bedroom with like-new Murphy bed provides flexibility as a guest room plus a home office setup. The 3 piece bath is also ideal for guests. A cozy enclosed patio/sunroom looks onto a quiet greenspace – perfect for relaxing or an extended entertainment space. Other notable features include in-suite laundry & storage, window air conditioner, one assigned parking stall & an assigned storage locker. Building amenities include a fitness centre, indoor pool, hot tub, craft/activities room, library, games area, workshop & guest suites. Located close to Westhills Towne Centre, Griffiths Woods Park, schools, parks, public transit & effortless access to Stoney & Sarcee Trails.

Built in 1997

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2225462  |
| Price  | \$449,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,092             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 113, 6868 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                          |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3H 3R5                              |

### Amenities

|                |                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite, Indoor Pool, Spa/Hot Tub, Workshop |
| Parking Spaces | 1                                                                                                                                                                         |
| Parking        | Assigned, Heated Garage, Parkade, Secured, Stall, Underground                                                                                                             |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                        |
| Heating           | Baseboard                                                                                                            |
| Cooling           | Wall/Window Unit(s)                                                                                                  |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas                                                                                                                  |
| # of Stories      | 3                                                                                                                    |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Construction      | Brick, Stucco, Wood Frame   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | M-C1 d55       |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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