

# \$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, Guest Suite, Indoor Pool, Party Room, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, 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	20
Zoning	M-C1 d55

**Listing Details**

Listing Office	RE/MAX First
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