

**249, 6868 Sierra Morena Boulevard SW**  
**Calgary, Alberta**

**MLS # A2219432**



**\$458,888**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Garage Door Opener, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 863
<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>	No Smoking Home, Open Floorplan, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this well cared for 2 bedroom, 2 bathroom unit. It is one of the most sought after units in the building. This is a 40+ building and pets are allowed with approval. Yes, 1319 square feet in this single floor condo that boasts a bright, open concept living area, Great for entertaining family and friends. The huge living space comes with a corner gas fireplace, built-in wall air-conditioning, and space for a formal dining area. The spacious master bedroom has a 4 piece ensuite bathroom, linen closet and walk-in closet. The second bedroom is suitable for a home office or guest bedroom and has its own walk-in closet. The main bathroom features a large walk-in shower with seating. The kitchen is well designed and comes with a generous dining area. Walk out to the fully enclosed balcony that offers beautiful views to the West and added living space. The in-suite laundry room has ample storage space. The parking stall is conveniently located in the underground heated parkade, just outside the elevator door, and comes complete with a sizeable storage room. Other than internet and cable, condo fees include all utilities, heat, professional management, building maintenance and use of all the wonderful amenities this building has to offer. Large, heated pool, hot tub, fitness room, billiards, shuffleboard, library, craft room, lobby sitting area complete with fireplace, a fully equipped woodworking shop and 3 carwash bays. Other amenities include a banquet hall, party room, and guest suites that can be rented. Perfect location in Signal Hill overlooking a green space with walking paths, parks, Westhills and Signal Hill Shopping Centres, transit and major roadways. This is one of the largest units at Sierras West. Don't miss the opportunity to make this lovely suite your home