

113, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta

MLS # A2225462



# \$449,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,092 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Window air conditioner & Murphy bed.

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.