

# **\$459,900 - 220, 6868 Sierra Morena Boulevard Sw, Calgary**

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MLS® #A2253336

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,351 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Such a special place to call home! Offering a resort-like setting in one of Calgary's most sought-after communities. Welcome to Sierra's West, a 40+ adult residence with walking/biking trails right outside your door. Fabulous 2 bedroom, 2 bath + 2 underground PARKING STALLS with storage and air conditioning. Over 1351 SF of generous living space featuring large principal rooms, wall of windows + corner balcony/sunroom facing Southwest with some mountain views. Inviting foyer leads to a spacious kitchen with oak cabinetry, granite counter tops, stainless steel appliances and a pantry. A breakfast nook, with windows, opens to the spacious balcony/sunroom (with windows and screens) + gas BBQ hook up. Bright and large living room features a corner gas fireplace and leads to an equally large dining area/flex space with hardwood flooring underfoot. Serene primary bedroom features a 4-piece ensuite (with linen storage) and terrific walk-in closet. French doors to the second bedroom/den with Murphy bed and roomy closet. A 3-piece guest bath + dedicated laundry room with storage + space for a freezer. A well-run adult living community with access to incredible amenities including an indoor swimming pool, hot tub, fitness centre, library, billiards, party room, a workshop, car wash bay + guest suites for family and friends. Condo fees include electricity, heat + water/sewer. Minutes from



West Hills Shopping Centre, this home offers unparalleled convenience with easy access to shopping, dining, transit, parks, Stoney Trail and Sarcee. Come and see!!

Built in 1997

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253336          |
| Price          | \$459,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,351             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 220, 6868 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                          |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3H 3R6                              |

### Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Party Room, Spa/Hot Tub, Visitor Parking, Car Wash, Gazebo, Parking, Workshop |
| Parking Spaces | 2                                                                                                                                               |
| Parking        | Heated Garage, Parkade, Stall, Underground, Assigned                                                                                            |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------|

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Baseboard                                                                                        |
| Cooling         | Wall Unit(s)                                                                                     |
| Fireplace       | Yes                                                                                              |
| # of Fireplaces | 1                                                                                                |
| Fireplaces      | Gas, Living Room, Mantle, Oak                                                                    |
| # of Stories    | 3                                                                                                |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Courtyard        |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 8                   |
| Zoning         | M-C1 d55            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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