

# **\$359,900 - 145, 6868 Sierra Morena Boulevard Sw, Calgary**

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MLS® #A2227639

**\$359,900**

1 Bedroom, 1.00 Bathroom, 894 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Sierras West â€” a highly sought-after 40+ adult community renowned for its exceptional amenities and welcoming atmosphere! This beautifully maintained main floor unit boasts a prime northwest-facing location, ensuring cool comfort throughout the summer months.

Step inside to discover elegant new luxury vinyl plank flooring that flows seamlessly throughout the open-concept living spaces. The spacious primary bedroom offers direct access to a large 3-piece bathroom, complete with a generous walk-in shower for added convenience. A sizeable den/office can easily serve as a second bedroom, ideal for guests or flexible living arrangements.

The stunning kitchen is equipped with brand new appliances and thoughtfully upgraded with luxury rollers and racking in the drawers and cabinetsâ€”an impressive upgrade from traditional shelving. The inviting living room, centered around a cozy gas fireplace, provides direct access to your private balcony, perfectly framed by mature trees for added tranquility.

Enjoy the practicality of a roomy in-suite laundry room and the peace of mind that comes with a spotless, move-in-ready home.

Residents of Sierras West enjoy an array of



resort-style amenities, including an indoor swimming pool, hot tub, fitness room, party room, woodworking shop, library, craft room, car wash bays, guest suites, and much more! The vibrant community organizes a variety of weekly activities and social events, making it easy to connect and enjoy an active lifestyle.

This unit includes one assigned underground parking stall and a convenient storage locker. Please note: The condo fee has just been updated as of June 4th and is accurately reflected in the listing. Condo fees cover all utilities except cable and internet, offering outstanding value and convenience.

Don't miss your opportunity to join this welcoming community—schedule your private showing today!

Built in 1997

### **Essential Information**

MLS® #	A2227639
Price	\$359,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	894
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	145, 6868 Sierra Morena Boulevard Sw
Subdivision	Signal Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 3R6

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Laundry, Parking, Party Room, Recreation Room, Spa/Hot Tub, Trash, Visitor Parking, Workshop, Car Wash, Gazebo
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall
# of Garages	1
Has Pool	Yes

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3

### Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	June 5th, 2025
Days on Market	5
Zoning	M-C1 d55

### Listing Details

Listing Office	eXp Realty
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