

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

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)
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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	4
Zoning	M-C1 d55

Listing Details

Listing Office	RE/MAX Realty Professionals
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