

# \$589,000 - 152, 6868 Sierra Morena Boulevard Sw, Calgary

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MLS® #A2233373

**\$589,000**

2 Bedroom, 2.00 Bathroom, 1,510 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This bright and spacious 1510+ sq ft corner unit is the perfect place to call home! With three bedrooms (or two plus a handy den), two full bathrooms, loads of builtins and a gorgeous feature fireplace, there's plenty of room to relax and enjoy. The bathrooms and flooring have been nicely updated, granite countertops in the kitchen and updated bathrooms make this unit a must to view. Located on the southwest corner brings in tons of natural light—especially in the cozy private 4 season solarium. Located in a 40+ adult living building, you'll love the heated underground parking with access from the elevator directly across from the unit, extra storage, and all the great amenities: library, craft room, games rooms, banquet space, full workshop, two car wash bays, and even an indoor pool. Just minutes to Westhills Towne Centre with easy access to Stoney Trail and Sarcee, public transit's got everything you need in a superb complex.

Built in 1997

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233373  |
| Price     | \$589,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,510             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 152, 6868 Sierra Morena Boulevard Sw |
| Subdivision | Signal Hill                          |
| City        | Calgary                              |
| County      | Calgary                              |
| Province    | Alberta                              |
| Postal Code | T3H 3C8                              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite, Workshop |
| Parking Spaces | 1   |
| Parking        | Assigned, Guest, Heated Garage, Parkade, Underground  |
| Has Pool       | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings           |
| Heating           | Baseboard, Boiler, Natural Gas  |
| Cooling           | Wall Unit(s)  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle  |
| # of Stories      | 3   |
| Basement          | None  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 31              |
| Zoning         | M-C1 d55        |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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