

# **\$399,900 - 317, 6868 Sierra Morena Boulevard Sw, Calgary**

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MLS® #A2237675

**\$399,900**

2 Bedroom, 1.00 Bathroom, 922 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Step into this bright and inviting top-floor 2 bedroom unit in a well-maintained adult living building in the heart of Signal Hill. The spacious vaulted ceilings and large windows fill the home with natural light, creating an open and airy atmosphere that welcomes you as soon as you enter. The kitchen is thoughtfully designed with generous counter space and ample cabinetry, providing plenty of storage for all your cooking essentials. Its open layout flows seamlessly into the living room, making it easy to prepare meals while staying connected with family or guests. The living room with large windows and a cozy gas fireplace makes it the perfect space for relaxing. One of the standout features of this home is the enclosed glass balcony, offering a serene setting surrounded by mature greenery. The primary bedroom feels expansive with vaulted ceilings, and a good size closet, providing a comfortable retreat. Next to the bedroom is a bathroom with a walk in shower.

The second bedroom is also featuring high ceilings and built-in bookshelves, a media cabinet designed for your TV, and a walk-in closet. This flexible space can serve as a bedroom, home office, hobby room, guest room, or quiet nook to suit your lifestyle needs. Separate laundry room completes this unit with built-in cabinetry and a table for added convenience and organization. This home



includes the practicality of an assigned underground parking stall plus a private storage locker, ensuring your vehicle and belongings are safely stored. Residents of this well-run building enjoy access to an impressive array of amenities, including an indoor swimming pool and hot tub for relaxation, a fully equipped fitness centre to stay active, a cozy library for quiet reading, a billiards room for socializing, a workshop for creative projects, and comfortable guest suites to welcome family and friends. Perfectly located just minutes from West Hills Shopping Centre, this home offers unparalleled convenience with easy access to shopping, dining, transit, parks, and walking trails. Whether you're downsizing, seeking a low-maintenance lifestyle, or looking for a peaceful and comfortable place to call home, this Signal Hill condo presents a rare opportunity to enjoy a vibrant community and exceptional amenities in a prime location.

Built in 1997

**Essential Information**

MLS® #	A2237675
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	922
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	317, 6868 Sierra Morena Boulevard Sw
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Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R6

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Car Wash, Gazebo, Guest Suite, Indoor Pool, Recreation Facilities, Recreation Room, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground, Assigned
Has Pool	Yes

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 8th, 2025
Days on Market	5
Zoning	M-C1 d55

### Listing Details

Listing Office	CIR Realty
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