



THE
A-TEAM

**RE/MAX
FIRST**

6868 SIERRA MORENA Boulevard #351, Calgary T3H 3R6

MLS®#: **A2158108**

Area: **Signal Hill**

Listing Date: **08/15/24**

List Price: **\$420,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **904**
Low Sqft:
Ttl Sqft: **904**

DOM

34
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),No Smoking Home,Quartz Counters,Recessed Lighting,Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`0" x 11`7"	Kitchen	Main	14`11" x 9`0"
Den	Main	12`7" x 9`3"	Living Room	Main	17`11" x 12`7"
4pc Bathroom	Main	8`2" x 7`9"			

Legal/Tax/Financial

Condo Fee:
\$533

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1 d55**

Legal Desc: 9712538

Monthly

Remarks

Pub Rmks: **Amazing opportunity to own a top floor, fully renovated unit in a beautiful, highly sought after building. This home features western mountain views and a soaring, twenty five foot vaulted ceiling. The building offers top notch amenities including; wood working shop, indoor pool, hot tub, fully equipped exercise area, library, games area and beautiful grounds complete with a large Gazebo. Condo fees cover heat, W/S, and electricity. A must see. Book a showing today!**

Inclusions: **Blinds**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



