



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6868 SIERRA MORENA Boulevard #120, Calgary T3H3R6**

MLS®#: **A2162969**

Area: **Signal Hill**

Listing Date: **09/04/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,357**  
Low Sqft:  
Ttl Sqft: **1,357**

DOM

**14**  
Layout  
Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Enclosed,Garage Door Opener,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Baseboard,Fireplace Insert,Hot Water,Natural Gas,Radiant**

Construction: **Brick,Stucco,Wood Frame**

Sewer:  
Ext Feat: **Balcony,BBQ gas line,Covered Courtyard,Outdoor Grill,Private Entrance,Storage**

Flooring: **Hardwood,Stone**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Water Source:  
Fnd/Bsmt:

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 9`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`0" x 6`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 12`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 7`0"</b>
<b>Den</b>	<b>Main</b>	<b>12`6" x 7`6"</b>

Room	Level	Dimensions
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>10`6" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 11`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>10`0" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 13`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$874**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d55**

Legal Desc: **9811060**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 7TH FROM 2:00 PM TO 4:00PM. This former show home was specially built for the Developers Mother. It features epoxy stone flooring in the entry, laundry room, 3 piece entrance bathroom, walkin closet and ensuite for your safety and ease of use. The condo also makes great use of space with various pocket doors and french doors alike. The unit is very spacious and located on the ground floor with a corner surrounding south and west facing balcony. Inside you will find 2 full bathrooms with slip resistant floors, two walkin showers and 1 jetted spa bath. There is also an open galley kitchen with professional granite counters, breakfast nook, spacious formal Dining room that is complete with a large living room (gas fireplace included). This Condo complex is one of Calgary's premiere buildings with the following amenities: 2 underground car wash bays, Gym, Pool, Hot Tub, State of the Art Gym, Pool and Snooker tables, Library, Card and TV room, Crafts room, Wood working shop, Massive Party Room with full Kitchen and Dance floor. This unit comes with two assigned parking stalls and two storage locker. You are allowed to rent out one pair to another unit owner. Come view this amazing ground floor unit today.**

Inclusions: **Desk, Pull Out Couch, Reclining Love Seat and Single and Kitchen table and 4 chair set.**

Property Listed By: **RE/MAX Realty Professionals**

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