



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: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Nov**

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

78
Layout
Beds: **2 (2)**
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
Kitchen	Main	15`6" x 9`0"
Laundry	Main	9`0" x 6`0"
Dining Room	Main	13`3" x 12`6"
4pc Ensuite bath	Main	8`3" x 7`0"
Bedroom	Main	12`6" x 7`6"

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

Legal/Tax/Financial

Condo Fee:
\$874

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d55

Legal Desc: **9811060**

Remarks

Pub Rmks: **This former show home is a corner unit offering 2 bedrooms, over 1300 sqft and features a non-slip epoxy stone flooring in the foyer, 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 offers lots of natural sunlight and offers a wraparound south and west facing balcony. Inside you will find 2 well-appointed bedrooms and 2 full bathrooms. The ensuite features a jetted spa bath and separate walkin shower. There open galley kitchen is adorned with oak cabinets, a sunshine ceiling and onyx granite counters. A breakfast nook, spacious formal Dining room and a large living room featuring a gas fireplace make it complete. 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 condo includes two assigned parking stalls and two storage lockers. Come view this amazing Condo 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







