



THE
A-TEAM

**RE/MAX
FIRST**

6868 SIERRA MORENA Boulevard #126, Calgary T3H 3R6

MLS® #: **A2166702**

Area: **Signal Hill**

Listing Date: **09/27/24**

List Price: **\$429,900**

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: **1,037**

Low Sqft:

Ttl Sqft: **1,037**

DOM

20

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Gazebo,Landscaped

Assigned,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof: **Clay Tile**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Humidifier,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	6`4" x 8`2"
Bedroom	Main	9`11" x 12`8"
Kitchen	Main	10`2" x 10`3"
Living Room	Main	12`4" x 18`4"
Sunroom/Solarium	Main	12`4" x 7`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`3" x 7`5"
Dining Room	Main	8`1" x 10`4"
Laundry	Main	8`2" x 5`3"
Bedroom - Primary	Main	11`6" x 16`2"

Legal/Tax/Financial

Condo Fee:
\$671

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d55

Legal Desc: **9811060**

Remarks

Pub Rmks: **Welcome to this spacious condo, offering over 1,000 square feet of comfortable living in a sought-after 40+ adult community. This inviting 2-bedroom, 2-bathroom unit is filled with natural light and thoughtfully designed for easy, enjoyable living. The open-concept layout seamlessly connects the dining and living areas, creating a bright, airy atmosphere perfect for both entertaining and relaxing. The living room features a cozy gas fireplace, adding warmth and character to the home. The functional U-shaped kitchen offers abundant cupboard and counter space, making meal prep and storage a breeze. The enclosed sunroom-style balcony is a standout feature, providing a south-facing retreat that can be enjoyed for three seasons of the year. This versatile space is ideal for morning coffee or unwinding with a good book while being shielded from the elements. The primary bedroom is generously sized and comes complete with a 4-piece ensuite bathroom and a walk-in closet, offering ample storage and privacy. The second bedroom is well-proportioned with plenty of closet space, and a second 3-piece bathroom serves both guests and residents alike. For added convenience, the unit includes a dedicated laundry room with extra storage, keeping everything organized and out of sight. One of the highlights of this condo is the assigned underground heated parking stall, which comes with a large storage locker. The building is pet-friendly, allowing both dogs and cats, with some restrictions. The condo complex itself offers a wealth of amenities, ensuring there's something for everyone. Residents have access to a pool, hot tub, exercise room, and even a workshop and craft room. For social gatherings, there are two large halls, a games room, and a library. There are also five guest suites available for rent, making it easy to accommodate visiting friends and family. Car wash bays and an outside gazebo seating area add to the convenience and enjoyment of living here. Situated in the desirable community of Signal Hill, this property is just steps away from bus stops, making public transportation easily accessible. For shopping and recreation, Signal Hill Center and Westhills Towne Center are less than ten minutes away, along with the Westside Rec Centre, which offers a variety of fitness options. Nature enthusiasts will appreciate the proximity to nearby parks, including Battalion Park, Signal Hill Park, and Griffith Woods Park. These green spaces provide ample opportunities for outdoor activities and leisurely strolls. Convenient access to Sarcee Trail and Stoney Trail further enhances the location, allowing for effortless travel throughout the city and beyond. This condo offers a perfect balance of comfort, convenience, and community, all within a well-maintained, amenity-rich complex tailored to an adult lifestyle. Be sure to check out the floor plans and 3D tour for a closer look before your visit!**

Inclusions: **Mail Key**
Property Listed By: **Real Broker**

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











