



THE
A-TEAM

**RE/MAX
FIRST**

6868 SIERRA MORENA Boulevard #327, Calgary T3H 3R6

MLS® #: **A2173832**

Area: **Signal Hill**

Listing Date: **10/21/24**

List Price: **\$525,000**

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: **2,045**

Low Sqft:

Ttl Sqft: **2,045**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

1

Layout

Beds: **2 (2)**

Baths: **3.0 (3 0)**

Style: **Multi Level Unit**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: **Clay Tile**
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	6`11" x 12`4"	Dining Room	Main	15`4" x 10`3"
Foyer	Main	7`9" x 8`7"	Kitchen	Main	12`5" x 12`4"
Laundry	Main	8`8" x 9`1"	Living Room	Main	15`5" x 17`7"
Bedroom - Primary	Main	16`10" x 12`7"	Walk-In Closet	Main	5`6" x 9`3"
4pc Ensuite bath	Main	7`5" x 8`10"	3pc Bathroom	Main	6`0" x 8`11"

**3pc Bathroom
Loft**

**Second
Second**

**8`11" x 5`3"
19`1" x 16`10"**

Bedroom

Second

12`0" x 16`4"

Legal/Tax/Financial

Condo Fee:
\$1,236

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9811060**

Remarks

Pub Rmks: **Experience luxurious living in this remarkable 2,000+ square foot corner penthouse, perfectly situated in the coveted community of Signal Hill. With breathtaking mountain views, this elegant home features a bright and open layout with west and north exposures that flood the space with natural light. The main level showcases vaulted ceilings, beautiful hardwood floors, a large separate dining room, bright kitchen with a spacious pantry, S/S appliances, abundant counter space and a breakfast/dining nook. The sizeable living room has a gas fireplace for cozy winter evenings and a through-wall A/C unit for hot summer days. Stepping onto the glass & screen enclosed sunroom/balcony you will enjoy amazing SW views of the mountains and NW views of the green spaces around the building. Enjoy the convenience of a central vacuum system and main floor laundry. The main level primary bedroom features a walk-in closet and a spa-like 4-piece ensuite. There is also a 3-piece bath that completes this level. Venture upstairs to discover a versatile loft space from which you have INCREDIBLE VIEWS of the Rocky Mountains. This area is perfect for an office or additional living space, complete with through-wall A/C units for optimal comfort. There is also another bedroom on this level as well as a 3-piece bath. You will also find a secondary access to a service hallway. This penthouse also offers exceptional amenities, including an INDOOR POOL and HOT TUB, workshop, car wash bays, party room with dance floor, and exercise room - catering to an active and social lifestyle. Plus, you'll enjoy two underground parking spaces—one titled and one assigned—both with storage units. You'll be impressed with the amount of storage space you have inside the unit. Don't miss this rare opportunity to experience sophisticated urban living in one of Calgary's most desirable neighbourhoods!**

Inclusions:
Property Listed By: **N/A
The Real Estate District**

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













