



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6868 SIERRA MORENA Boulevard #135, Calgary T3H 3R6**

MLS® #: **A2196515**

Area: **Signal Hill**

Listing Date: **02/27/25**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,321**  
Low Sqft:  
Ttl Sqft: **1,321**

DOM

**-0**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Assigned,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$874**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **9712538**

Remarks

Pub Rmks: **Welcome to #135, 6868 Sierra Morena Blvd SW, a beautifully maintained main-floor CORNER UNIT in the highly sought-after community of Signal Hill. Offering an impressive 1,321 square feet of living space, this rare find combines comfort, convenience, and an abundance of natural light and 2 SIDE BY SIDE underground parking stalls in a prime location! Stepping inside, you'll immediately appreciate the bright and open-concept layout, where the living, dining, and kitchen areas blend seamlessly. The well-appointed kitchen features modern appliances, ample cabinetry, and plenty of counter space, making it ideal for both everyday cooking and entertaining. Large windows throughout the home enhance the spacious feel and fill the unit with natural light. This thoughtfully designed condo boasts two generously sized bedrooms, including a spacious primary suite with a walk-in closet and a private ensuite bathroom. A second full bathroom adds extra convenience for guests or family members. One of the standout features of this unit is the enclosed deck, providing a peaceful retreat with added privacy. A rare and valuable feature of this home is the inclusion of TWO UNDERGROUND PARKING STALLS and TWO STORAGE LOCKERS, offering ample space for your vehicles and belongings. Residents of this well-maintained complex enjoy access to exceptional amenities, including an INDOOR SWIMMING POOL and HOT TUB, a fully equipped FITNESS CENTRE, a cozy LIBRARY, a BILLIARDS ROOM, a WORKSHOP, and GUEST SUITES for visiting family and friends. Ideally located just minutes from West Hills Shopping Centre, this home offers unparalleled convenience with easy access to shopping, dining, and essential services. Nearby parks and walking trails provide the perfect setting for outdoor activities and leisurely strolls. With its prime main-floor corner location, spacious layout, and fantastic amenities, this condo is a rare opportunity to enjoy the best of Signal Hill living. Don't miss your chance to call this exceptional property home!**

Inclusions: n/a  
Property Listed By: eXp Realty

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

















