104 6868 Sierra Morena Boulevard SW

Calgary | Active | MLS® A2348157

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1997**	**1,078.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Welcome to Sierra’s West, a sought-after 55+ community in desirable Signal Hill, offering an exceptional blend of comfort, convenience and carefree living! Ideally located just minutes from Westhills Shopping Centre, this beautifully maintained 2-bedroom, 2-bathroom condo is sure to impress. Gorgeous hardwood flooring flows throughout the main living areas, complemented by new carpet in both bedrooms and ceramic tile in the foyer, laundry room and bathrooms. The spacious kitchen offers an abundance of cabinetry and generous counter space, with appliances updated over the past decade. Open to the living and dining areas, it’s the perfect layout for entertaining or simply relaxing beside the inviting corner fireplace. Step out to the east-facing, glass-enclosed deck and enjoy your morning coffee in the sunshine while taking in peaceful views of the beautifully landscaped grounds. The deck has also been refreshed with new vinyl decking. The spacious primary bedroom provides a relaxing retreat overlooking the green space and features two closets and a 4-piece ensuite. A second bedroom offers flexibility for visiting family and friends, a home office or hobbies, while the convenient in-suite laundry room adds everyday functionality. Your heated underground parking stall is ideally situated near the elevator and car wash, with an impressive storage room directly in front of the stall, complete with storage racks and a locking metal cabinet. Sierra’s West is a well-managed, non-smoking 55+ community with an outstanding selection of amenities designed to support an active and social lifestyle, including an indoor pool, hot tub, fitness centre, two party rooms, craft and activity room, library, games area, workshop, car wash and guest suites. Westhills Shopping Centre is just minutes away, offering convenient access to groceries, shopping, restaurants, pubs and a movie theatre, with major roadways nearby for easy travel around the city. If you’re looking for a welcoming community, excellent amenities and comfortable, low-maintenance living, this wonderful home is an opportunity not to be missed!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348157
Bedrooms	2
Bathrooms	2
Year Built	1997
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,078.99 sq. ft.
Main Level Finished Area:	1,078.99 sq. ft.
Condo Fee:	$749.16
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1997 (Age: 29)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9811060
Heating:	Baseboard, Natural Gas
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Oak
Garage:	No
Parking:	Assigned, Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sierra's West I
Community:	Signal Hill
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Garbage Chute, Gazebo, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Room, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	4 Ceiling Fans
Restrictions:	Age Restriction - 55+, Non-Smoking Building, Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 16'6" × 14'3" ·
Main Floor	Dining Room · 7'4" × 6'7" ·

Main Floor	Kitchen · 15'7" × 11'1" ·
Main Floor	Bedroom - Primary · 15'1" × 10'9" ·
Main Floor	Bedroom · 10'4" × 10'1" ·
Main Floor	Laundry · 8'8" × 5'3" ·
Main Floor	Sunroom/Solarium · 13'10" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home
Exterior Features:	Lighting
Patio And Porch Features:	Deck, Glass Enclosed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d55
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-6868-sierra-morena-boulevard-sw-calgary-a2348157/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.