# 222 6868 Sierra Morena Boulevard SW

Calgary | Active | MLS® A2348792

**$500,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1997** | **1,270 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Benchmark

# A closer look

Exceptional resort-style living awaits in this spacious, beautifully updated 2-bedroom, 2-bathroom top-tier residence offering 1,357 sq. ft. of pristine space in a premier 55+ community! Freshly painted throughout, this sun-drenched, open-concept home showcases pride of ownership. The newly renovated main ensuite ($15k upgrade) features a stylish barn door and a luxurious custom step-in shower, complemented by updated fixtures in the half bath. The heart of the home is the renovated kitchen with plenty of counter space, a breakfast bar, and a newly added fridge ($3k), plus a massive laundry room featuring top-of-the-line Electrolux washer & dryer ($5.5k). Stay cool with the wall-mounted A/C unit, or cozy up by the gas fireplace-now enhanced with a newly installed fan to keep you extra toasty all winter. Enjoy four custom ceiling fans with LED customizable lights and upgraded window coverings throughout. Step onto your fully enclosed south-facing balcony, complete with extra storage and serene green space views. The flexible second bedroom with glass French doors easily doubles as a bright home office or den. Includes heated underground parking with an oversized secure storage locker. Fantastic building amenities: indoor pool, hot tub, fitness centre, games room, library, workshop, car washes, guest suites, and active social room-with all utilities included in your condo fees! Minutes to West Hills Shopping Center, dining, and transit.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348792 |
| **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:** | 1,270 sq. ft. |

| | |
|---|---|
| **Main Level Finished Area:** | 1,270 sq. ft. |
| **Condo Fee:** | $872.15 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water |
| **Front Exposure:** | Southwest |
| **Unit Exposure:** | Southwest |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 7 |
| **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 |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Vinyl |

| | |
|---|---|
| **Cooling:** | Wall Unit(s) |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Assigned, Parkade, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **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, Party Room, Recreation Room, Visitor Parking, Workshop |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| **Inclusions:** | 3 TV Mounts |
| **Restrictions:** | Age Restriction - 55+, Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK, Yes |
| **Main Floor** | Bedroom · 11'8" × 10'1" · |
| **Main Floor** | Bedroom - Primary · 15'6" × 11'6" · |
| **Main Floor** | Walk-In Closet · 8' × 7'5" · |
| **Main Floor** | Foyer · 8'10" × 5'3" · |
| **Main Floor** | Kitchen · 10'10" × 10'9" · |
| **Main Floor** | Dining Room · 10'10" × 10'6" · |
| **Main Floor** | Living Room · 28'6" × 16'3" · |

| | |
|---|---|
| **Main Floor** | Sunroom/Solarium · 16'2" × 9'8" · |
| **Main Floor** | Laundry · 11'9" × 9'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | Balcony, BBQ gas line, Storage |
| **Patio And Porch Features:** | Balcony(s), Enclosed, Glass Enclosed |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | M-C1 d55 |
| **Listed Date:** | Oct 01, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/222-6868-sierra-morena-boulevard-sw-calgary-a2348792/

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

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