



**310, 6868 Sierra Morena Boulevard SW  
Calgary, Alberta**

**MLS # A2324275**



**\$450,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 839
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d55
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** Dyson Vacuum on stand in Laundry room

Welcome to Sierra West, one of Calgary's most sought-after 55+ communities, where neighbours know each other by name, friendships are made over morning coffee, and there's always something happening if you want to join in. Whether you're swimming a few laps, meeting friends for a game of billiards, working on your latest project in the woodworking shop, curling up with a good book in the library, or simply stopping to chat with neighbours as you walk the halls, Sierra West was designed to help you stay active, connected, and engaged. Located on the top floor, this beautifully updated home offers over 1,200 sq. ft. of bright, open living space with soaring vaulted ceilings, oversized south facing windows, and an open concept layout that feels more like a bungalow than a condo. The renovated kitchen features timeless white cabinetry, granite countertops, stainless steel appliances, and a peninsula perfect for casual meals or entertaining family and friends. The spacious living room is anchored by a cozy gas fireplace, while the sunny south-facing balcony offers the perfect spot to enjoy your morning coffee or summer evenings with your BBQ connected to the natural gas line. The spacious primary bedroom features a large walk in closet with built in organizers and an updated ensuite. The second bedroom (den) with double glass doors offers flexibility for overnight guests, a home office, TV room, or hobby space. You'll also appreciate the oversized laundry room with built in cabinetry, a utility sink, and storage that's rarely found in condo living. Thoughtful extras include an air conditioning unit, heated underground parking, a secure storage locker, and even a resident car wash. But what truly makes Sierra West special is the lifestyle. Spend the winter months swimming in the indoor pool, staying active in the fitness centre, joining neighbours for social events,

playing billiards, relaxing beside one of the fireplaces, or simply enjoying the welcoming atmosphere that has made this community so loved by its residents. Outside, beautifully maintained walking paths, parks, and nearby shopping at Signal Hill and Westhills mean everything you need is just minutes away. If you've been looking for more than just a place to live, if you're looking for a place to belong, you'll feel right at home at Sierra West.