

# **\$539,000 - 121, 30 Sierra Morena Landing Sw, Calgary**

MLS® #A2200746

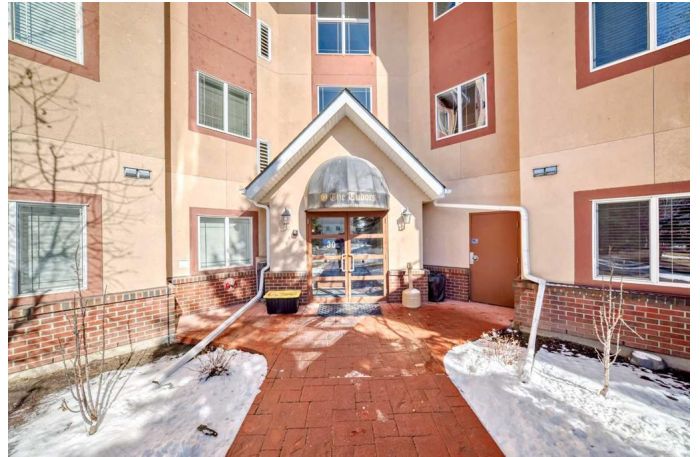
**\$539,000**

2 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to The Tudors in Signal Hill! This Charming 1260 sqft 2 BED, 2 BATH + DEN located on the main level with a private entrance, Titled UNDERGROUND parking and STORAGE space is a rare find! Newly painted home with vinyl plnak flooring upgrades and tile upgrades in bathrooms. The entrance opens into a beautifully updated kitchen featuring massive GRANITE breakfast bar, loads of counter and prep space, and a walk-in PANTRY. The Den/Office is just off the Kitchen and makes it a great "at-home" workspace. The generous dining room is perfect for a large table and hutch making entertaining very enjoyable. Living room also has ample space for entertaining and is highlighted by an abundance of windows creating a welcoming ambiance, a lovely Corner Fireplace to cozy up to on those winter days and 9Ft ceilings add to the spaciousness of this home. The large and very PRIVATE, COVERED PATIO includes a NATURAL GAS LINE for the BBQ and overlooks a quiet field. The master bedroom includes a walk-in closet, spa-like 5-piece ensuite bathroom with corner soaker tub and walk-in shower. Enjoy an additional bedroom, walk-in closet, in-suite laundry, and 3-piece bathroom to complete the home. This home also includes central AC. This well managed complex includes a health & exercise room, gathering area with games and pool table, private function rooms, workshop, car wash, and plenty of visitor parking. The Tudors is a coveted complex



situated in the sought-after community of Signal Hill. Steps to transit routes and asphalt walking paths. Easy access to the new STONEY TRAIL ring road and 8 minutes to COSTCO. Quick to the mountains or to downtown! Walking distance to the bustling Westhills shopping area. The perfect property to call your new home!

Built in 2004

### Essential Information

MLS® #	A2200746
Price	\$539,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	121, 30 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5H2

### Amenities

Amenities	Dog Park, Gazebo, Party Room, Snow Removal, Trash, Visitor Parking, Car Wash, Fitness Center, Park, Recreation Room, Secured Parking, Workshop
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Built-in Features, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	63
Zoning	M-C2

## Listing Details

Listing Office	First Place Realty
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