

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

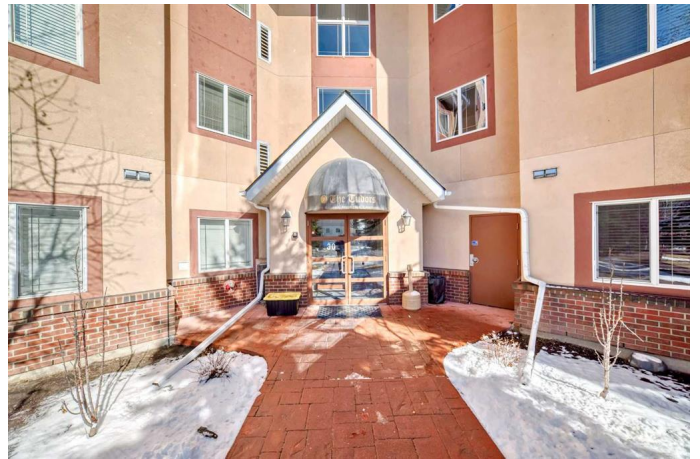
MLS® #A2200746

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

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| 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 | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 52 |
| Zoning | M-C2 |

Listing Details

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|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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