

# \$495,000 - 238, 30 Sierra Morena Landing Sw, Calgary

MLS® #A2203922

**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,272 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to THE TUDORS situated in an exclusive cul-de-sac, park-like setting. This UPGRADED bright and spacious, smoke-free 2-bedroom + DEN, 2-bathroom apartment comes with A/C and a TITLED UNDERGROUND PARKING stall, a rare find. Leased stalls also available! Step inside to an updated kitchen featuring QUARTZ counters, a MASSIVE quartz breakfast bar, and a walk-in PANTRY. The open-concept living and dining area with gleaming HARDWOOD flooring and a cozy corner gas FIREPLACE boasts 9' CEILINGS throughout, offering plenty of space for entertaining. The large primary bedroom includes a walk-in closet and a luxurious ensuite with DUAL SINKS, a WALK-IN SHOWER, and a SOAKER TUB. In addition to a spacious second bedroom and 4-pc bathroom, there's also a DEN/TV ROOM that could easily function as an office. The private, covered patio includes a NATURAL GAS LINE for your BBQ and overlooks the serene, treed courtyard. In-suite laundry with new washer/dryer adds convenience. This beautifully maintained, move-in ready home is impeccably clean and tastefully appointed throughout. The well-managed complex offers fantastic amenities including a free private CAR WASH, a WORKSHOP with tools in the parkade, a modern PARTY ROOM, a fully-equipped FITNESS facility, and ample outdoor spaces perfect for dog walking. The OVERSIZED, HEATED TITLED underground parking spot is



conveniently located between the two parkade elevators, along with a private, secured STORAGE unit. The Tudors is a desirable complex with an active and friendly social club, located in the sought-after Signal Hill community. Steps away from transit routes and walking paths, with easy access to the new STONEY TRAIL ring road and just 8 minutes to COSTCO. Enjoy a quick drive to the mountains or downtown, and take advantage of being within walking distance of the amenities of Westhills Towne Centre.

Built in 2004

### **Essential Information**

MLS® #	A2203922
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,272
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	238, 30 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Park, Secured Parking, Storage, Visitor Parking, Workshop, Car Wash, Party Room
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Parking Spaces	1
Parking	Stall, Titled, Underground, Workshop in Garage
# of Garages	1

## Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	March 20th, 2025
Days on Market	45
Zoning	M-C2

## Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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