

\$524,900 - 238, 30 Sierra Morena Landing Sw, Calgary

MLS® #A2203922

\$524,900

2 Bedroom, 2.00 Bathroom, 1,272 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to THE TUDORS! 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! 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, thereâ€™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 | \$524,900 |
| 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 | Car Wash, Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Storage, Visitor Parking, Workshop |
| Parking Spaces | 1 |
| Parking | Stall, Titled, Underground, Workshop in Garage |

of Garages 1

Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(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 14

Zoning M-C2

Listing Details

Listing Office Property Solutions Real Estate Group Inc.

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