

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

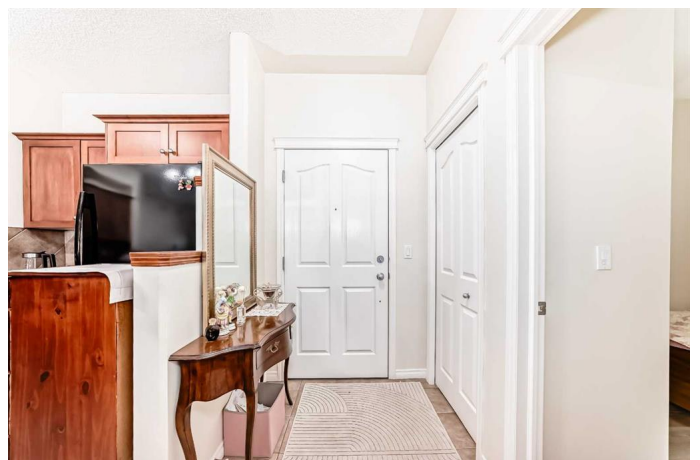
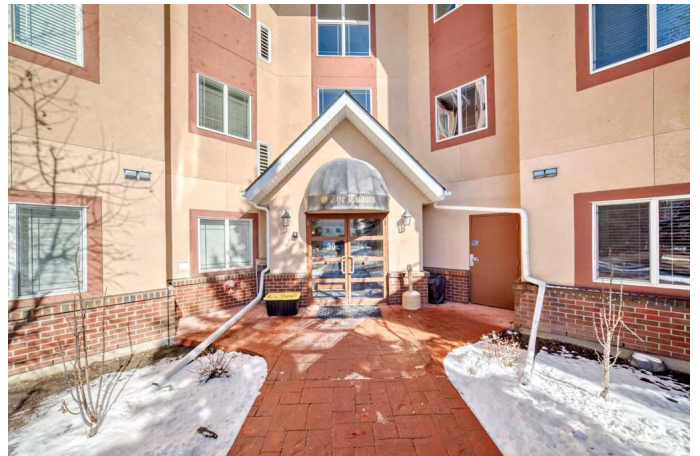
MLS® #A2200746

**\$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 plank 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

Date Listed	March 13th, 2025
Days on Market	30
Zoning	M-C2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.