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

MLS® #A2203922

\$524,900

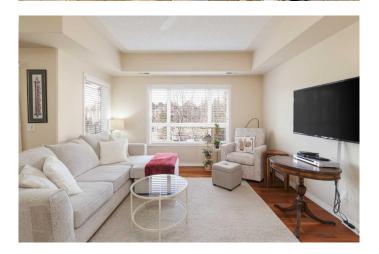
2 Bedroom, 2.00 Bathroom, 1,272 sqft Residential on 0.00 Acres

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, 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 \$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 15

Zoning M-C2

Listing Details

Listing Office Property Solutions Real Estate Group Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.