

\$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	Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Park, Workshop
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Parking Spaces	1
Parking	Titled, Underground, Stall, 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	30
Zoning	M-C2

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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