

# \$439,800 - 117, 60 Sierra Morena Landing Sw, Calgary

MLS® #A2088111

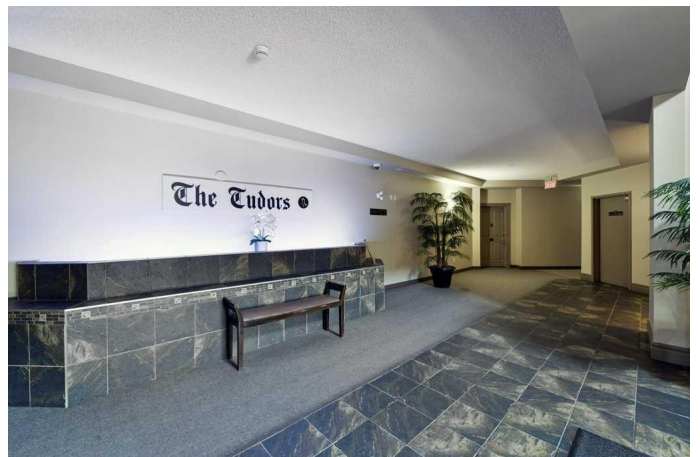
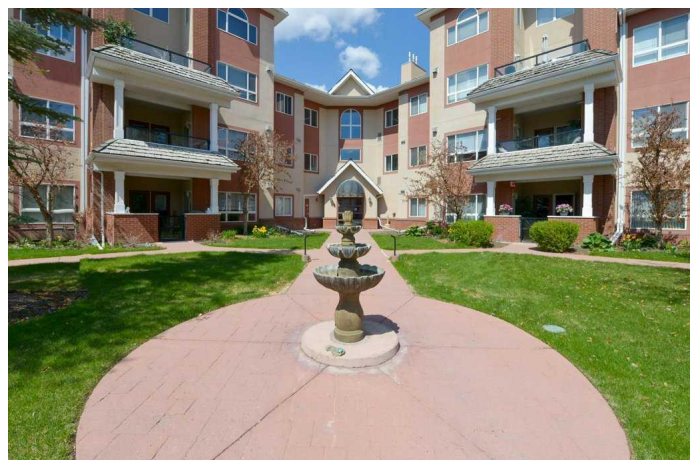
**\$439,800**

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

A spacious, updated 1240 square foot main floor walk-out condo located in the popular SW community of Signal Hill offers luxury living at its best. Features include 2 bedrooms, 2 bathrooms, plus a den, 9â€™™ ceilings, gas fireplace, stainless steel kitchen appliances, in-suite laundry, titled heated underground parking, and storage. Entering find a hardwood flooring with tile in the Kitchen, the Kitchen features granite countertops, generous cabinetry, a corner pantry, and stylish stainless-steel appliances. The Den/Office is just off the Kitchen and makes it a great "at-home" workspace. Across from the Kitchen find a spacious Dining area adjacent to the Living Room featuring a gas Fireplace with built-in Media Centre. Just off the Dining Room and Living Room is a private, covered patio facing onto a Green Space. The open floorplan offers seamless interaction between the Kitchen, Living-Room, and the spacious Dining area. The primary bedroom features a large walk-in closet and a 5-piece ensuite bath. The second bedroom is privately located on the opposite side next to the second bathroom. The amenities are excellent and include a car wash, a workshop, a spacious ownerâ€™™s lounge/party room, large fitness facility, and endless outdoor spaces to the west and east for dog walking. 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 Westhills, Aspen Landing, the new ring



road, the mountains or to downtown! Call to view this stunning home today.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2088111      |
| Price          | \$439,800     |
| Sold Price     | \$438,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,240         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 117, 60 Sierra Morena Landing Sw |
| Subdivision | Signal Hill                      |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5H1                          |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Room, Sauna, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                              |
| Parking        | Parkade, Titled, Underground                                                                   |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Track Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings              |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| # of Stories    | 3                        |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Courtyard                                            |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped |
| Roof              | Asphalt                                              |
| Construction      | Brick, Wood Frame                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 25th, 2023  |
| Date Sold      | November 17th, 2023 |
| Days on Market | 23                  |
| Zoning         | M-C2 d67            |
| HOA Fees       | 0.00                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX REALTY PROFESSIONALS |
|----------------|-----------------------------|

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