

\$479,900 - 311, 60 Sierra Morena Landing Sw, Calgary

MLS® #A2090465

\$479,900

2 Bedroom, 2.00 Bathroom, 1,768 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Indulge in stunning MOUNTAIN VIEWS and maintenance-free living in this exquisite TOP-FLOOR executive penthouse with LOFT at The Tudors of Signal Hill! This MOVE-IN READY, multi-level penthouse boasts 2 bedrooms, 2 bathrooms, and just under 1800 sq ft of beautifully designed living space. TWO TANDEM PARKING STALLS (titled) are included in the heated underground parkade, offering SPACE FOR 4 VEHICLES PLUS STORAGE AREA. As you step inside this RECENTLY REPAINTED oasis, you'll be greeted by a radiant, open floor plan. The grand kitchen boasts NEW STAINLESS-STEEL APPLIANCES, GRANITE countertops, and cabinets with subtle undermount lighting. Follow the rich HARDWOOD FLOORS to the dining and living areas, where you'll find built-in features, a cozy corner fireplace, and soaring vaulted ceilings that extend up to the second-level loft. The SPACIOUS SUN FILLED LOFT AREA, spanning over 500 sq ft, is adorned with iron spindle railings, overlooks the level below and is a secluded multi-purpose living space that adds functionality, style, and value. The generous primary suite includes a spa-like ensuite with a walk-in shower, corner tub, dual sink vanity and a large walk-in closet. A second well-sized bedroom and additional large 3-pc bathroom with walk-in shower and access to the (new) stackable washer/dryer round out the main floor. Unwind outside on the sunny WEST FACING COVERED



BALCONY as you watch the sun dip behind the mountains while enjoying an evening barbecue with NATURAL GAS LINE. Unbeatable amenities including an exclusive CAR WASH and woodworking shop in the parkade, a private Residentsâ€™ Club featuring a games area, function rooms, multiple inviting spaces, and a large fully equipped exercise/spa area. This exceptional self-managed community welcomes all ages and is situated with easy access to the shops of Westhills, Aspen Landing, the new Stoney ring road, and extensive asphalt walking paths. This is truly a must-see property. Come for a visit and experience the exceptional home and lifestyle that The Tudors have to offer!

Built in 2003

Essential Information

MLS® #	A2090465
Price	\$479,900
Sold Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,768
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	311, 60 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 5H1

Amenities

Amenities	Car Wash, Dog Park, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop
Parking Spaces	4
Parking	Parkade, Titled, Underground

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Recreation Facilities, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Barbecue, Courtyard
Roof	Wood
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	October 29th, 2023
Date Sold	November 16th, 2023
Days on Market	18
Zoning	M-C2 d67
HOA Fees	0.00

Listing Details

Listing Office	PROPERTY SOLUTIONS REAL ESTATE GROUP INC.
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