

\$599,900 - 309, 60 Sierra Morena Landing Sw, Calgary

MLS® #A2090942

\$599,900

2 Bedroom, 2.00 Bathroom, 1,982 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

STUNNING MOUNTAIN VIEWS â€“ TOP FLOOR PENTHOUSE WITH LOFT â€“ AIR CONDITIONED - ALMOST 2000 SQ.FT. A rare find at The Tudors - A two-storey end unit penthouse in the desired Tudors of Signal Hill, is everything you thought you would never find in a condo! Self-managed by a group of very hardworking owner volunteers the Tudors is a friendly and inviting place to call home.

Offering almost 2000 sq.ft, 2 bedrooms and den this open concept suite offers a functional layout with low maintenance and provides the lock-and-go lifestyle you have dreamed of.

You are welcomed by a large entry and huge windows with unobstructed mountain views to the west. The kitchen is centrally located with a raised eating bar and open to both the living and dining rooms. The kitchen is complete with maple cabinets, granite counter tops, stainless steel appliances and walk-in pantry. The massive primary bedroom has a large walk-in closet and an ensuite with dressing table and soaker tub. The office and second bedroom occupy the far corners of this thoughtful floorplan. Both rooms are bright and sunny and are close to the main bathroom and laundry. The loft is a showstopper, at 500 plus sq.ft. this beautiful second level would make a wonderful place to entertain, work on your favourite hobby or relax. The large covered private west facing balcony is a perfect place to relax, watch the stunning sunsets and bbq (natural gas line included) for family and friends. Beyond the condo walls



you also own two titled underground parking spaces with additional storage in front in addition to an another enormous, assigned storage unit. This well managed and friendly community includes all the luxuries of the Tudors Lifestyle including a Private Gym, Residents Club with Games Area and private function rooms. Additional Amenities include a car wash, woodworking area, beautifully maintained landscaping, close to Westhills Shopping Centre, Aspen Landing, fabulous asphalt walking paths, parks, easy access out to the mountains and close to public transit. Arguably the best unit in the building, freshly painted and meticulously maintained we are move in ready!

Built in 2003

Essential Information

MLS® #	A2090942
Price	\$599,900
Sold Price	\$570,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,982
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	309, 60 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5H1

Amenities

Amenities Bicycle Storage, Fitness Center, Party Room, Recreation Room, Sauna, Storage, Visitor Parking

Parking Spaces 2

Parking Parkade

Interior

Interior Features Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Master Downstairs, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, 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 None

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Additional Information

Date Listed November 17th, 2023

Date Sold March 2nd, 2024

Days on Market 106

Zoning M-C2 d67

HOA Fees 0.00

Listing Details

Listing Office REAL ESTATE PROFESSIONALS INC.

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