

\$459,900 - 121, 30 Sierra Morena Landing Sw, Calgary

MLS® #A2134409

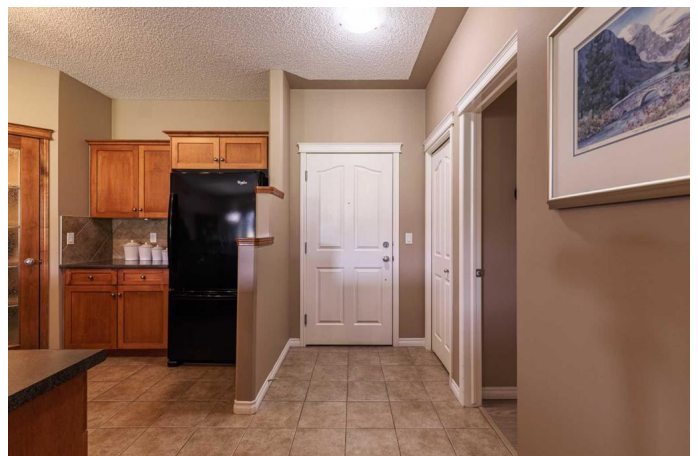
\$459,900

2 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

PET-FREE, SMOKE-FREE. Bright and spacious 2 bedroom, 2 full bathroom MAIN FLOOR apartment with A/C, OVERSIZED TITLED UNDERGROUND PARKING. These units are a RARE find! The entrance opens into a beautifully updated kitchen featuring massive GRANITE breakfast bar, loads of counter and prep space, and a walk-in PANTRY. The bright and open living room/dining room area, with gas FIREPLACE, features 9' ceilings and provides ample space for entertaining and hosting. The large primary retreat includes a walk-in closet and an ensuite with DUAL SINKS, a huge WALK-IN SHOWER and a SOAKER TUB. In addition to a 2nd bright bedroom, there is a DEN/TV ROOM which could also serve as an office! The large and very PRIVATE, COVERED PATIO includes a NATURAL GAS LINE for the BBQ and overlooks a quiet field. In-suite laundry included. You simply will not find a more tastefully appointed and impeccably clean, MOVE-IN READY unit. Amenities abound in this well-managed complex – free, private CAR WASH, a WORKSHOP and TOOLS in the parkade, modern PARTY ROOM, fully-equipped FITNESS facility, and endless outdoor spaces to the west and east for dog walking. OVERSIZED, HEATED, TITLED underground parking and a well-sized private, secured STORAGE space are just outside the elevator door. The Tudors is a coveted complex with a wonderfully ACTIVE and FRIENDLY SOCIAL CLUB situated in the



sought-after community of Signal Hill. Steps to transit routes and asphalt walking paths. Easy access to the new STONEY TRAIL ring road and 8 minutes to COSTCO. A quick drive to the mountains or downtown! Walking distance to the bustling Westhills shopping area.

Built in 2004

Essential Information

MLS® #	A2134409
Price	\$459,900
Sold Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	121, 30 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5H2

Amenities

Amenities	Car Wash, Dog Park, Fitness Center, Gazebo, Park, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Additional Parking, Heated Garage, Oversized, Secured, Titled, Underground, Workshop in Garage

Interior

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard, Storage
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 25th, 2024
Days on Market	1
Zoning	M-C2 d67
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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