

# \$550,000 - 308, 60 Sierra Morena Landing Sw, Calgary

MLS® #A2139828

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,769 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

\*\*\*OPEN HOUSE CANCELLED\*\*\*Welcome to The Tudors in Signal Hill! This complex is extremely well run, is filled with friendly neighbours and great amenities. This 2 bed/2 bath top floor unit has been lovingly maintained for over 20 years by one owner. Featuring over 1,750 square feet of total living space over 2 levels this penthouse is a rare gem. There is just over 1,250 square feet on the main level providing plenty of living space and storage. Upon entry you are greeted with ample natural light, soaring ceilings and a functional layout. The kitchen is outfitted with stainless steel appliances, granite countertops, corner pantry, and a raised eating bar with seating for 4. Off the kitchen is a large area for dining and a great living space with a corner gas fireplace. The bedrooms are on either side of the condo adding to the functionality of the unit and creating privacy. The primary bedroom is spacious with a large walk in closet, and a 5-piece bathroom with a large corner soaker tub, dual vanity and a separate shower. On the opposite side of the condo is the secondary bedroom conveniently located next to the 3 piece bathroom and laundry area. Upstairs in the loft you will find an additional 500 square feet. This area is perfect for an office, reading, additional living space, media room or a game of pool! Central A/C will keep you cool and comfortable during the warm summer months. The south-east facing balcony is perfect to catch the morning sunrise and provides the perfect space for relaxing. Also included are



two titled parking stalls with two storage lockers. The owners lounge is in the heart of the building where you can socialize with your fellow neighbours at the many social events hosted here. No need for a gym membership everything you need is here, including his and her saunas. Other amenities in the building include a car wash, a workshop and tons of visitor parking. The complex grounds are lush and well maintained and the complex is in close proximity to Westhills shopping centre, walking paths, Griffith Woods Park and more. Don't miss this opportunity to own this wonderful unit in the prestigious Tudors complex!

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2139828      |
| Price          | \$550,000     |
| Sold Price     | \$545,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,769         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 308, 60 Sierra Morena Landing Sw |
| Subdivision | Signal Hill                      |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5H1                          |

## Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                         |
| Parking        | Heated Garage, Parkade, Side By Side, Underground                                         |

## Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garburator, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings                                                                          |
| Heating           | Forced Air                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                                       |
| # of Stories      | 3                                                                                                                                                                                         |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Garden, Lighting          |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2024 |
| Date Sold      | June 25th, 2024 |
| Days on Market | 12              |
| Zoning         | M-C2 d67        |
| HOA Fees       | 0.00            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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