

\$375,000 - 102, 60 Sierra Morena Landing Sw, Calgary

MLS® #A2150831

\$375,000

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Discover your ideal living retreat amidst beautifully landscaped grounds at The Tudors. This meticulously maintained home offers a serene and relaxing atmosphere, tailored for those who cherish an easy-going lifestyle. Step into the kitchen featuring a breakfast bar, a large pantry, and tons of counter space—a delight for meal preparation and hosting gatherings. Adjacent, a versatile den awaits, perfect for remote work, studying, or creating your personal library. The dining area comfortably accommodates family gatherings, while the living room features a built-in shelving unit around the fireplace, ideal for displaying family photos and enjoying intimate evenings. Retreat to the primary bedroom, offering a spacious layout, a walk-in closet, and an ensuite with a dual vanity, a soothing tub, and a separate walk-in shower. A second bedroom provides further comfort for guests or family members. Relish the outdoors on the generously sized balcony, perfect for al fresco dining or unwinding amidst peaceful surroundings. Conveniently located on the first floor for effortless accessibility, particularly beneficial for older adults, this residence boasts two titled underground parking stalls. The well-managed and friendly community features a private gym, residents club with games area, and private function rooms. Additional amenities include a car wash, woodworking area, beautifully maintained landscaping, proximity to Westhills Shopping Centre and Aspen Landing, fabulous asphalt



walking paths, parks, easy mountain access, and close proximity to public transit. Experience the pinnacle of adult living at The Tudors, where every detail is meticulously designed to offer comfort, convenience, and a profound sense of tranquility. Schedule your tour today and discover your new sanctuary.

Built in 2003

Essential Information

MLS® #	A2150831
Price	\$375,000
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	102, 60 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H1

Amenities

Amenities	Car Wash, Community Gardens, Fitness Center, Party Room, Recreation Room, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	July 23rd, 2024
Date Sold	July 25th, 2024
Days on Market	2
Zoning	M-C2 d67
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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