

\$559,900 - 342, 30 Sierra Morena Landing Sw, Calgary

MLS® #A2169322

\$559,900

2 Bedroom, 2.00 Bathroom, 1,767 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to the grandeur of the TUDORS!
This bright and spacious 3rd floor unit with LOFT has 2 bedrooms, 2 full bathrooms, A/C, and 2 TITLED HEATED UNDERGROUND PARKING stalls WITH STORAGE. This unit is a VERY RARE find with no neighbours on either side or above!

The open entrance foyer leads to a beautiful kitchen featuring a massive GRANITE breakfast bar, loads of counter and prep space, and a walk-in PANTRY. Tile floors take you to the dining and living room with cozy fireplace and VAULTED CEILING clear to the 2nd-level spacious loft area (just under 600 sq ft), which features a bonus space great for a large office, craft room or additional entertainment area and includes a bar with sink.

The oversize primary bedroom features a large walk-in closet and a spa-like ensuite a huge WALK-IN SHOWER. Second bedroom is also generous with an adjacent 3-pc bathroom. In-suite laundry included. This home has a sun-soaked balcony with natural gas line for enjoying BBQs with friends and neighbours.

Amenities abound in this well-managed and friendly community – CAR WASH, a WORKSHOP, PARTY ROOM, large fully-equipped FITNESS facility, and endless outdoor spaces to the west and east for strolls and dog walking.



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. 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 Towne Centre and Signal Hill Shopping areas.

Built in 2004

Essential Information

MLS® #	A2169322
Price	\$559,900
Sold Price	\$559,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,767
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	342, 30 Sierra Morena Landing Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H2

Amenities

Amenities	Fitness Center, Party Room, Secured Parking, Visitor Parking, Car Wash, Workshop
Parking Spaces	2

Parking	Underground
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Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Other
Construction	Brick, Stucco, Wood Siding

Additional Information

Date Listed	September 30th, 2024
Date Sold	October 5th, 2024
Days on Market	5
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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