\$494,900 - 122, 30 Sierra Morena Landing Sw, Calgary

MLS® #A2234279

\$494,900

2 Bedroom, 2.00 Bathroom, 1,265 sqft Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to The Tudors! This bright and spacious 2-bedroom plus den, 2-bathroom main floor unit with in-suite laundry offers comfort, style, and rare features like 9' ceilings, A/C and a titled underground parking stall. Additional parking stalls available for lease. Located in the sought-after Signal Hill community, this smoke-free, pet-free home is move-in ready and impeccably maintained. Inside, you'II find a modern kitchen with massive breakfast bar and a walk-in pantry. The open-concept living and dining area features gleaming hardwood floors, a cozy corner gas fireplace, and 9-foot ceilings throughout, creating a warm and inviting atmosphere perfect for everyday living or entertaining. The large primary bedroom includes a walk-in closet and a luxurious ensuite complete with dual sinks, a walk-in shower, and a relaxing soaker tub. A spacious second bedroom and stylish 3-piece main bathroom offer flexibility, while the den/TV room provides the perfect space for a home office or guest area. Step outside to your private, covered patio with natural gas line, overlooking a serene, quiet field. This beautifully maintained complex offers a range of premium amenities, including a private car wash, a fully equipped fitness facility, a modern party room, and a workshop with tools located in the heated parkade. There's also ample green space around the building, perfect for dog walking or relaxing outdoors. The titled underground parking stall is ideally







located and includes a private, secure storage unit. The Tudors is known for its welcoming atmosphere and active social club, making it more than just a place to liveâ€"it's a true community. Conveniently located near transit, walking paths, and just minutes from the new Stoney Trail ring road, you're only 8 minutes from Costco and within walking distance to all the shops and amenities at Westhills Towne Centre. Whether you're heading downtown or escaping to the mountains, this location puts everything within easy reach. Don't miss your opportunity to call this exceptional home your own!

Built in 2004

Essential Information

MLS® # A2234279
Price \$494,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,265 Acres 0.00 Year Built 2004

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 122, 30 Sierra Morena Landing Sw

Subdivision Signal Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 5H2

Amenities

Amenities Car Wash, Elevator(s), Park, Secured Parking, Snow Removal, Visitor

Parking, Fitness Center, Party Room, Workshop

Parking Spaces 1

Parking Guest, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, No

Animal Home, No Smoking Home, Pantry

Appliances Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave Hood

Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Oven

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Tile

of Stories 4

Exterior

Exterior Features BBQ gas line, Courtyard

Construction Brick, Stucco, Wood Frame

Additional Information

Date Listed June 24th, 2025

Days on Market 10

Zoning M-C2 d67

Listing Details

Listing Office Property Solutions Real Estate Group Inc.

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