

# \$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'll 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 live—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	Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Snow Removal, Visitor Parking, Workshop, Car Wash
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Guest

## 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, Gas Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	2
Zoning	M-C2 d67

## Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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