



**GRASSROOTS**  
REALTY GROUP

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**122, 30 Sierra Morena Landing SW**  
**Calgary, Alberta**

**MLS # A2234279**



**\$494,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d67
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

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!