



**240, 30 Sierra Morena Landing SW  
Calgary, Alberta**

**MLS # A2260562**



**\$449,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	Built-in Features, Closet Organizers, High Ceilings, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Tudors, an exclusive and beautifully maintained residence in the prestigious community of Signal Hill. This spacious 2-bedroom plus den, 2-bathroom home combines elegance with everyday ease, offering the comfort of 9&rsquo; ceilings, thoughtful design, and a layout ideal for both quiet living and entertaining. The kitchen is finished with granite countertops, a walk-in pantry, and an eating bar&mdash;perfect for effortless meal preparation or casual dining. The open living and dining space is anchored by a cozy gas fireplace, while patio doors lead to a private covered balcony with peaceful views. The primary suite provides a restful retreat, complete with a walk-in closet and a private 3-piece ensuite featuring an oversized walk-in shower for ease and accessibility. A second bedroom and full 4-piece bathroom ensure visiting family and guests are always comfortable. For added convenience, the home includes a titled underground parking stall&mdash;extra wide for ease of access&mdash;as well as a secure storage unit. Life at The Tudors offers more than just a home&mdash;it provides a lifestyle. Residents enjoy exclusive amenities including a fitness facility, private car wash, social lounge, games room, workshop, and library. Beautifully landscaped grounds with paved walking paths make it easy to enjoy fresh air safely, while the building&rsquo;s strong community and active social club ensure a warm, welcoming atmosphere. Convenience and peace of mind are at the forefront of this location: shopping and dining are just minutes away at Westhills Towne Centre. Quick access to Stoney Trail makes for effortless trips downtown or to the mountains, while the secure, well-managed building ensures comfort and confidence in your investment. This is an opportunity to enjoy an elevated lifestyle in one of Calgary&rsquo;s most sought-after

communities—a home that offers sophistication, safety, and convenience in equal measure. Move-in ready with immediate possession available.