



**121, 30 Sierra Morena Landing SW  
Calgary, Alberta**

**MLS # A2200746**



**\$539,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to The Tudors in Signal Hill! This Charming 1260 sqft 2 BED, 2 BATH + DEN located on the main level with a private entrance, Titled UNDERGROUND parking and STORAGE space is a rare find! Newly painted home with vinyl plnak flooring upgrades and tile upgrades in bathrooms. The entrance opens into a beautifully updated kitchen featuring massive GRANITE breakfast bar, loads of counter and prep space, and a walk-in PANTRY. The Den/Office is just off the Kitchen and makes it a great "at-home" workspace. The generous dining room is perfect for a large table and hutch making entertaining very enjoyable. Living room also has ample space for entertaining and is highlighted by an abundance of windows creating a welcoming ambiance, a lovely Corner Fireplace to cozy up to on those winter days and 9Ft ceilings add to the spaciousness of this home. The large and very PRIVATE, COVERED PATIO includes a NATURAL GAS LINE for the BBQ and overlooks a quiet field. The master bedroom includes a walk-in closet, spa-like 5-piece ensuite bathroom with corner soaker tub and walk-in shower. Enjoy an additional bedroom, walk-in closet, in-suite laundry, and 3-piece bathroom to complete the home. This home also includes central AC. This well managed complex includes a health & exercise room, gathering area with games and pool table, private function rooms, workshop, car wash, and plenty of visitor parking. The Tudors is a coveted complex situated in the sought-after community of Signal Hill. Steps to transit routes and asphalt walking paths. Easy access to the new STONEY TRAIL ring road and 8 minutes to COSTCO. Quick to the mountains or to downtown! Walking distance to the bustling Westhills shopping area. The perfect property to call your new home!