



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 SIERRA MORENA Landing #238, Calgary T3H 5H2**

MLS® #: **A2203922**

Area: **Signal Hill**

Listing Date: **03/20/25**

List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,272**  
Low Sqft:  
Ttl Sqft: **1,272**

DOM

**34**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:  
Lot Feat:  
Park Feat:

**Stall,Titled,Underground,Workshop in Garage**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:  
**\$603**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc:

0412543

Remarks

Pub Rmks:

Welcome to THE TUDORS situated in an exclusive cul-de-sac, park-like setting. This UPGRADED bright and spacious, smoke-free 2-bedroom + DEN, 2-bathroom apartment comes with A/C and a TITLED UNDERGROUND PARKING stall, a rare find. Leased stalls also available! Step inside to an updated kitchen featuring QUARTZ counters, a MASSIVE quartz breakfast bar, and a walk-in PANTRY. The open-concept living and dining area with gleaming HARDWOOD flooring and a cozy corner gas FIREPLACE boasts 9' CEILINGS throughout, offering plenty of space for entertaining. The large primary bedroom includes a walk-in closet and a luxurious ensuite with DUAL SINKS, a WALK-IN SHOWER, and a SOAKER TUB. In addition to a spacious second bedroom and 4-pc bathroom, there's also a DEN/TV ROOM that could easily function as an office. The private, covered patio includes a NATURAL GAS LINE for your BBQ and overlooks the serene, treed courtyard. In-suite laundry with new washer/dryer adds convenience. This beautifully maintained, move-in ready home is impeccably clean and tastefully appointed throughout. The well-managed complex offers fantastic amenities including a free private CAR WASH, a WORKSHOP with tools in the parkade, a modern PARTY ROOM, a fully-equipped FITNESS facility, and ample outdoor spaces perfect for dog walking. The OVERSIZED, HEATED TITLED underground parking spot is conveniently located between the two parkade elevators, along with a private, secured STORAGE unit. The Tudors is a desirable complex with an active and friendly social club, located in the sought-after Signal Hill community. Steps away from transit routes and walking paths, with easy access to the new STONEY TRAIL ring road and just 8 minutes to COSTCO. Enjoy a quick drive to the mountains or downtown, and take advantage of being within walking distance of the amenities of Westhills Towne Centre.

Inclusions:

n/a

Property Listed By:

Property Solutions Real Estate Group Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



238 30 SIERRA MORENA LANDING SW  
REDA Residential Measurement Standard (RMS) - Calgary, AB  
MAIN LEVEL (AG) - 1,272.32 Sq. Ft. / 118.20 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1,272.32 Sq. Ft. / 118.20 m<sup>2</sup>







