

**3202 Sienna Park Green SW**  
**Calgary, Alberta**

**MLS # A2292319**



**\$318,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to Sienna Park Village Green, a well-maintained 55+ condominium complex. This second floor apartment condo features 2 bedrooms and 2 bathrooms, with over 1000 square feet of thoughtfully designed living space. The open-concept layout seamlessly connects the kitchen, dining, and living areas, ideal for both relaxation and entertaining. Flooring includes ceramic tile in the foyer and kitchen, linoleum in bathrooms and laundry room with carpet in bedrooms, hallway and living/dining area. Livingroom, foyer and hallway were painted last year. A large stainless refrigerator with bottom freezer and a top-of-the-line stainless hood fan/light are less than a year old. The primary bedroom is generously sized, featuring a bay window, dual closets and a three-piece ensuite bathroom. The secondary bedroom accommodates a double bed and can easily serve as an office or den. Additional features include in-suite laundry, secure, assigned underground parking and a dedicated private storage room. There is a generous balcony bricked halfway up for privacy and shaded by beautiful evergreens. It also features a convenient BBQ gas line, perfect for outdoor grilling. Residents have access to a clubhouse designed exclusively for community members. The clubhouse features a recreation room, a cozy seating area with a library and fireplace, billiards, shuffleboard and a well-equipped gym. The main floor is a party room with a large kitchen for social gatherings. Access to a guest suite is ideal for accommodating out-of-town visitors. Situated in the desirable community of Signal Hill, minutes from West Hills Town Center, this property is just steps away from bus stops, making public transportation easily accessible. Sorry, no pets allowed. There is a comfortable Reserve Fund, an active Social Committee. A great property to make your new home or for rental

income.