



GRASSROOTS
REALTY GROUP

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3204, 3204 Sienna Park Green SW
Calgary, Alberta

MLS # A2270627



\$295,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home		
Inclusions:	None		

Welcome to the wonderful 55+ community of Sienna Park Green. This beautiful 2 bed 2 bath condo has over 980 sqft of living space. The primary bedroom has an en-suite, built in closets and large window looking onto the balcony. The functional kitchen opens into the living/dining area, with access to the large balcony. The second bedroom is versatile and could also be used as an office, tv, reading or hobby room. There is en-suite laundry room with a washer/dryer. This home has been very well cared for. Includes heated underground parking, and storage unit. The residents' club has a social room, full kitchen and washrooms; fitness center with cardio and weights; recreation lounge with pool tables, shuffleboard, fireplace, and TV; plus a craft room, library, and guest suite. The complex is quiet, secure, and beautifully maintained, with fantastic neighbors and a real community feel.