



GRASSROOTS
REALTY GROUP

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**3205 Sienna Park Green SW
Calgary, Alberta**

MLS # A2326103



\$295,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	982 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		
Inclusions:	BBQ Grill		

Welcome to Sienna Park Green Village, one of Signal Hill's most sought after 55+ adult living communities where comfort, convenience and an active lifestyle come together. This beautifully maintained condo offers nearly 1,000 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms, 2 bathrooms, secure heated underground parking and a private storage locker. Step inside to a spacious foyer that welcomes you into the bright, open concept layout. The functional kitchen offers ample cabinetry, four appliances and flows seamlessly into the dining area and inviting living room, creating the perfect space for everyday living and entertaining. Large windows fill the home with natural light, while the spacious balcony provides a peaceful retreat with beautiful views. There's added privacy from mature evergreens. With a gas BBQ line, you never have to worry about running out of propane again. BBQ is included so that's perfect for enjoying the outdoors throughout the seasons. The thoughtfully designed floor plan offers excellent separation between the bedrooms. The generous primary suite features a charming bay window, dual closets and a private 3-piece ensuite. The second bedroom is ideally situated next to another full bathroom, making it perfect for guests, a home office or hobby room. In suite laundry and additional storage complete the home's practical design. Residents of Sienna Park Green Village enjoy access to an exceptional amenities centre conveniently located at the heart of the complex. Whether you're looking to stay active, socialize or simply relax, you'll appreciate the fitness room, billiards, shuffleboard, library, fireplace lounge, party room with full kitchen, a guest suite for visiting family and friends and an active social committee that hosts regular events throughout the year. Ideally situated just minutes from

West Hills Towne Centre, shopping, restaurants, public transit, walking paths and major roadways including Stoney Trail, this home offers the perfect balance of peaceful living and everyday convenience. If you're looking for a welcoming community, outstanding amenities, and carefree, low maintenance living, this exceptional home is ready to welcome you. Please note: this is a pet free community.