



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

128 Sienna Park Green SW
Calgary, Alberta

MLS # A2330020



\$525,000

Division:	Signal Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,252 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.92 Acre		
Lot Feat:	Close to Clubhouse, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 726
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		
Inclusions:	Garage Control (2)		

Some homes check the boxes. Others check the lifestyle. Welcome to Sienna Park Green Village, one of Signal Hill's premier 55+ bungalow villa communities. Rarely do homes like this become available! Perfectly situated on a quiet interior end unit, not like others here that are backing onto a busy road, this beautifully maintained villa is the only home in the complex with a fully enclosed sunroom, creating a bright, seasonal retreat you'll enjoy year-round. Offering 1,252.48 sq. ft., this home features 2 bedrooms, 3 bathrooms, a fully developed basement, cozy gas fireplace, and an attached double garage. The bright, open-concept main floor is filled with natural light, while the finished basement provides exceptional additional living space for family, guests, hobbies, or entertaining. Just steps from your front door is the community clubhouse, the heart of Sienna Park Green Village, featuring a fitness centre, billiards, shuffleboard, card room, and a full kitchen where neighbours become friends and an active lifestyle comes naturally. Located minutes from Signal Hill Centre, Westhills Shopping Centre, restaurants, walking paths, transit, and with quick access to downtown and the mountains, this home offers the perfect blend of comfort, convenience, and community. Quiet interior location. End unit. Full basement. Double attached garage. Exclusive sunroom. Steps to the clubhouse. This is a rare opportunity to enjoy one of the most unique villas in one of Calgary's most desirable 55+ communities.