



GRASSROOTS
REALTY GROUP

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**1315, 1000 Sienna Park Green SW
Calgary, Alberta**

MLS # A2219438



\$350,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	1997 (28 yrs old)
Beds:	1	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 632

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: n/a

Experience the Best of 55+ Living at Sienna Park Village in Signal Hill! Welcome to Sienna Park Village, a hidden gem nestled in the heart of Signal Hill—Calgary's premier 55+ community where comfort, convenience, and connection come together in perfect harmony. This spacious, well-maintained 1-bedroom plus den condo offers the lifestyle you've been waiting for. Step inside to discover a bright, open-concept layout filled with natural light from large windows. The inviting living room features a garden door leading to a covered balcony with breathtaking mountain views—the perfect place to enjoy your morning coffee. The primary bedroom is generously sized with a charming bay window and two separate closets, while the spacious den is ideal for a home office or hobby room. The unit also includes two bathrooms, a bright kitchen upgraded with ceiling-height cabinetry, in-suite laundry with extra pantry shelving, and an assigned secure storage locker. You'll appreciate the heated underground parking stall and a bonus car wash bay for added value. The complex is quiet, secure, and beautifully maintained, with fantastic neighbors and a strong sense of community. Enjoy resort-style amenities including: A residents' club with a large social room, full kitchen, and bathrooms—perfect for private functions. You will enjoy the fitness centre with both weight and cardio equipment, recreation room with pool tables, shuffleboard, large TV, fireplace, and cozy lounge areas, craft room and library for creative and leisurely pursuits. Also available is a guest suite available for overnight visitors - you can enjoy family and friends while they enjoy some personal space as well! Located close to shopping, public transportation, and essential services, Sienna Park Village offers an unparalleled blend of luxury, lifestyle, and location.

Whether you're ready to move in and enjoy it as-is, or eager to add your personal design touches, this rare offering is an exceptional place to call home. Don't miss your opportunity to join this vibrant and welcoming 55+ community—book your private showing today!