



GRASSROOTS
REALTY GROUP

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1305 Sienna Park Green SW
Calgary, Alberta

MLS # A2255824



\$299,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	1997 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Asphalt, Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Storage		

Inclusions: None

OPEN HOUSE Sunday, Sept. 14 from 1:00 to 3:00 pm. Welcome to Sienna Park Green Village in Signal Hill - an immaculately kept 55+ community offering comfort, style, and amenities in a prime SW location. This bright 1-bedroom plus den condo has been updated with over \$40K in tasteful renovations, including new flooring, painted cabinets, quartz countertops, stainless steel appliances, refreshed bathroom with new flooring, full-height toilet and lighting, plus fresh paint, millwork, washer & dryer, A/C, and modern black hardware. The smart floor plan feels spacious and functional. The den with modern barn doors works perfectly as an office, hobby space, or guest area. The covered balcony offers peaceful views over the residential community of Signal Hill, ideal for morning coffee or evening unwind. In-suite laundry and thoughtful details add convenience. Practical perks include a third-floor storage locker, a heated underground parking stall next to the parkade access door, and a car wash bay. Sienna Park Green features resort-style amenities: a residents' club with 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 true sense of community. All this in a sought-after Signal Hill location, just minutes from Westhills shopping, restaurants, medical clinics, transit, and services. Move-in ready, this is an outstanding opportunity to enjoy a stylish home, care-free lifestyle and welcoming community.