



GRASSROOTS
REALTY GROUP

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1206 Sienna Park Green SW
Calgary, Alberta

MLS # A2257553



\$345,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Storage		
Inclusions:	BBQ on Balcony		

Enjoy quiet, low maintenance living in this spacious 55+ condo in sought after Signal Hill. Among the largest floor plans in the complex, this home features a functional kitchen, open living and dining area, and two well-sized bedrooms including a primary with private two-piece ensuite. The standout feature is the glass enclosed balcony with windows that open, creating a sunroom-style space you can enjoy almost year round, included with a gas BBQ for easy entertaining. In suite laundry, secure underground parking, private storage locker, and access to a fitness centre, a game room with library, and courtyard complete the package. Close to bus stops, walking paths, shopping, and Stoney Trail for quick escapes to the mountains!