



#, 1202 Sienna Park Green SW
Calgary, Alberta

MLS # A2290372



\$285,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	973 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating: Hot Water

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 650

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: N/A

Quiet, low-maintenance living in one of the city's most active and well-appointed 55+ communities. This freshly painted 2-bedroom, 2-bathroom condo offers a fantastic floor plan, a spacious balcony with a gas BBQ line, and stunning MOUNTAIN VIEWS! Also, secure heated underground parking with storage, a main-floor guest suite for visiting family, and an unbeatable location directly across from the amenities centre—one of the nicest in the city. The amenities centre features three pool tables, shuffleboard, a fitness area, library, fireplace lounge, kitchen, and a rentable party space. The social clubs are very active, with events happening regularly. Note: No pets allowed. The carpet should be replaced, and this has been reflected in the price. Otherwise, the unit is in impeccable condition and available for quick possession if desired.