



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3409, 3000 Sienna Park Green SW
Calgary, Alberta**

MLS # A2138723



\$339,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	996 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

BACK ON MARKET Discover Sienna Park Green Village, nestled within the esteemed community of Signal Hill, renowned as one of Calgary's premier 55+ communities. This bright, single-level, top floor unit boasts two bedrooms and two full bathrooms. The large entrance foyer leads through to the open kitchen, dining and living areas, which are flooded with natural light streaming through an expansive east-facing bay window. The well-sized primary bedroom features a 3-piece ensuite, while a second bedroom and another 4-piece washroom, along with convenient in-suite laundry facilities and a quiet private balcony overlooking the park complete the living space. Experience the meticulously manicured surroundings adorned with tranquil fountains. Your convenience and security are ensured with assigned underground parking and ample visitor parking available. Sienna Park Green grants exclusive access to an array of amenities; including an unbeatable central clubhouse – the social hub of this community - with a full kitchen, exercise room, pool tables, shuffleboard, library and a cozy sitting area with a fireplace. Noteworthy is the availability of a guest suite for accommodating out-of-town visitors. Your condominium fees cover heat, water, sewer, as well as common area maintenance and snow removal, ensuring carefree living. Situated mere minutes from Downtown, Westhills Towne Centre, Westside Rec Centre, transit and multiple golf courses, with convenient access to the ring road for easy trips to the Calgary Farmers Market or the Rocky Mountains, this location epitomizes convenience and luxury. Embrace the opportunity to explore your new home today and elevate your lifestyle at Sienna Park Green Village!

Copyright (c) 2024 . Listing data courtesy of Property Solutions Real Estate Group Inc.. Information is believed to be reliable but not guaranteed.