



**2103, 2000 Sienna Park Green SW
Calgary, Alberta**

MLS # A2149676



\$365,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,453 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 874
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

If you appreciate the luxury of space welcome to this large 2 bedroom, 2 bath and 2 balcony home in the highly sought after community of Sienna Park Green Village, located in the desirable neighborhood of Signal Hill. This spacious end unit has an abundance of windows filling your home with natural light, creating a bright and airy atmosphere. There is a large south facing balcony with a mountain view and privacy due to the mature trees. There is a second west facing screened balcony with access from both the living room and the primary bedroom. This home has an abundance of storage with the double closets at the front entry, the large laundry room, and the oversized storage unit in the under ground parking. Embrace the elegance and functionality of a spacious primary bedroom that will effortlessly accommodate your large heritage furniture pieces while still providing ample room to move around freely. This expansive sanctuary offers more than just size; it brings a sense of comfort and practicality, especially for those over 55 years of age. It also has the added benefit and convenience of "two" double closets and a 3-piece ensuite. The second bedroom may be used as guestroom or as a dedicated work area. The large 4-piece bathroom is across the hall and for those times when you need the extra room, there is a guest suite on the main floor. Heading into the dining and living room, you will appreciate the abundance of natural light and excellent fresh air circulation throughout. There is room for a large dining table to host family gatherings and a hutch for all your family mementos. This home also comes with underground heated parking, a car wash bay, bike storage, and a large storage unit. There is visitor parking immediately adjacent to the building. The Clubhouse features a full kitchen for community events and special occasions, a library and

lounge area, billiards, shuffleboard, and an exercise room. This is such a great space offering homeowners a space for socializing and fostering a sense of community and well-being. Convenience is key with Westhills Towne Centre and transit within proximity, making errands and outings a breeze. Rest assured, the complex is expertly managed, and grounds are meticulously maintained, ensuring peace of mind for all residents. Move in and start enjoying the benefits of this wonderful adult living community (55+)!