



**3216, 3216 Sienna Park Green SW
Calgary, Alberta**

MLS # A2179925



\$349,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,024 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 632
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

This end unit is filled with natural light, thanks to its large windows and thoughtfully designed layout + beautiful laminate flooring + neutral fresh paint throughout. Living/Dining room is open + bright with fireplace + lovely dining light fixture which makes for a very comfortable space to enjoy + access to one of the 2 balconies perfect for entertain guests. The kitchen is efficient with ample cabinet + counter space + new stainless steel appliances + has access to the other balcony with its lovely views including those of the mountains. The primary bedroom features its own ensuite for added comfort, while the second bedroom offers plenty of flexibility for guests or personal projects, both bedrooms have new carpet. Residents have access to exceptional amenities including a clubhouse with social events, pool tables, games, a kitchen and a gym. An ideal location with a variety of shopping, dining and services just minutes away. With easy access to the C-train, Sarcee Trail and the Stoney Trail Ring Road, making it easy to explore all Calgary has to offer. This is an ideal home for mature buyers who want a bright, welcoming space in a vibrant, connected community.