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3202 Sienna Park Green SW Calgary, Alberta

MLS # A2292319



$269,500

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,008 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 663
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: N/A

Welcome to Sienna Park Village Green, a well-maintained 55+ condominium complex. Located on the inner drive of the complex, this quiet second floor apartment has 2 bedrooms and 2 bathrooms, with over 1000 square feet of thoughtfully designed living space. Flooring includes ceramic tile in the foyer and kitchen, linoleum in bathrooms, and new vinyl plank flooring in the laundry room with carpet in bedrooms, hallway and living/dining area. Livingroom, foyer and hallway were painted last year. A large stainless refrigerator with bottom freezer and a top-of-the-line stainless hood fan/light are less than a year old. The primary bedroom is generously sized, featuring a bay window, dual closets and a three-piece ensuite bathroom. The secondary bedroom accommodates a double bed and can easily serve as an office or den. Additional features include in-suite laundry, secure, assigned underground parking and a dedicated private storage room. There is a generous balcony bricked halfway up for privacy and shaded by beautiful evergreens. It also features a convenient BBQ gas line, perfect for outdoor grilling. Sorry, no pets allowed. Residents have access to a clubhouse designed exclusively for community members. The clubhouse features a recreation room, a cozy seating area with a library and fireplace, billiards, shuffleboard and a well-equipped gym. The main floor is a party room with a large kitchen for social gatherings and can be rented for family events. Access to a guest suite is ideal for accommodating out-of-town visitors. Situated in the desirable community of Signal Hill, minutes from West Hills Town Center, this property is just steps away from bus stops, making public transportation easily accessible. The condo fees cover maintenance of Common areas, heat, sewer, water and a gas line for the BBQ as well as contributions to a very comfortable Reserve

Fund. A great property to make your new home or for rental income. SELLERS ARE OPEN TO REASONABLE OFFERS!

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