

**1206 Sienna Park Green SW**  
**Calgary, Alberta**

**MLS # A2297757**



**\$330,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** BBQ on Balcony

Enjoy quiet, low maintenance living in this spacious 55+ condo in sought after Signal Hill. Among the largest floor plans in the complex, this home features a functional kitchen, open living and dining area, and two well-sized bedrooms including a primary with private two-piece ensuite. The standout feature is the glass enclosed balcony with windows that open, creating a sunroom-style space you can enjoy almost year round, included with a gas BBQ for easy entertaining. In suite laundry, secure underground parking, private storage locker, and access to a fitness centre, a game room with library, and courtyard complete the package. Close to bus stops, walking paths, shopping, and Stoney Trail for quick escapes to the mountains!