

**3115, 3115 Sienna Park Green SW
Calgary, Alberta**

MLS # A2306406



\$265,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	1997 (29 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, See Remarks		

Inclusions: None

Enjoy sunrise views every day! An immaculate home with lots of natural light and surprisingly large rooms. Generous size living and dining areas, plus a thoughtfully designed kitchen with ample storage. The spacious 17' x 13' bedroom has plenty of room for dressers and a chair, plus a walk-in closet. A roomy, discreetly located, 9' x 9' bathroom is next to the bedroom and away from the living areas. Functional self enclosed laundry room with full size washer and dryer, plus linen closet and shelves. A unique bonus feature is the lovely glass enclosed balcony (with opening windows) which provides an extra sitting area to enjoy sunny tree encased views and comfortable afternoon shade. Additional features; hardwood floors, 2 ceiling fans, plantation shutters, and fresh neutral décor. Located on the main floor in a quiet, private section of hallway with only a few unit doors nearby, you will like being close to the front door to greet visitors or ride pick up and to the elevator for parking. Secured heated parking, a dedicated private storage locker, and all the fabulous amenities in this desirable and well-regarded 55+ complex. The well-kept common areas include a modern fitness centre, a games room (with pool tables, shuffleboard and more), a library, and nice outdoor sitting areas including a peaceful courtyard. You can be as social or private as you like with the opportunity to meet a new group of friends if you choose. Very close to scenic walking paths, transit, shopping and parks. Just move in, relax and enjoy! Click the 3d for interactive floorplans.