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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

2206, 2206 Sienna Park Green SW Calgary, Alberta

MLS # A2309733



$264,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	996 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	2	**Baths:**	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 650
Basement:	None	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: BBQ

MOTIVATED SELLER. Welcome to Sienna Park Village Green, a quiet and beautifully maintained 55+ community in the highly desirable area of Signal Hill. This 995 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms, 2 bathrooms, secure heated underground parking with private storage. The bright open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a comfortable space for both everyday living and entertaining. The kitchen offers plenty of functionality with stainless steel appliances and ample cabinetry. The spacious living room opens onto a generous private balcony, partially enclosed with brick for added privacy and shaded by mature evergreens, complete with a convenient gas BBQ line AND BBQ INCLUDED. The primary bedroom is generously sized with a charming bay window, dual closets, and a private 3-piece ensuite. The second bedroom is ideal for guests, a den, or home office. Additional conveniences include in-suite laundry and a well-designed floor plan offering both comfort and privacy. Residents enjoy access to one of the nicest amenities centres in the city, located CENTRAL TO ALL buildings. This active community offers a fitness area, billiards, shuffleboard, library, fireplace lounge, full kitchen, party room, and a guest suite for visiting family and friends. There is also an active social committee with regular events and activities to enjoy. Ideally located just minutes from West Hills Towne Centre, shopping, restaurants, and public transportation, this home offers exceptional convenience and carefree living. SORRY NO pets are permitted. The carpet is ready JUST BEEN STEAMED CLEANED. THIS BEAUTIFUL CONDO is in excellent condition and available for quick possession.

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