

314, 2314 Sienna Park Green SW
Calgary, Alberta

MLS # A2314841



\$285,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,011 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, stove, hood fan, washer and dryer, all window coverings

Welcome to the fantastic 55+ community of Sienna Park Green Village, where comfort, convenience, and an active lifestyle come together. Offering TOP FLOOR unit with just over 1,000 sq. ft. of well-designed living space, this beautifully maintained condo features stunning views, excellent amenities, and a welcoming community atmosphere. Step inside and be greeted by a spacious front foyer with plenty of room for shoes, coats, and welcoming guests. The functional kitchen opens seamlessly to the dining area and bright living room, creating an inviting space for both everyday living and entertaining. Just off the living room, you’ll find a private balcony where you can relax and enjoy the beautiful views, along with the peace and privacy this location offers. Down the hallway, you’ll appreciate the convenience of in-suite laundry and additional storage. The thoughtfully designed floor plan features two spacious bedrooms and two full bathrooms. The secondary bedroom is generously sized and located beside a 3-piece bathroom, making it ideal for guests, family members, or a home office. The primary bedroom serves as a comfortable retreat, offering double closets and a private 3-piece ensuite bathroom. This unit also includes assigned underground parking and a separate storage locker, providing ample space for your seasonal items and additional belongings. Residents of Sienna Park Green Village enjoy an impressive array of amenities, including a guest suite for visiting family and friends, a recreation room with a pool table, a fitness area, and a convenient underground car wash. Ideally located close to shopping, restaurants, walking paths, and other everyday amenities, this is a wonderful opportunity to enjoy low-maintenance living in one of Calgary’s most sought-after adult communities.