

**2301, 2000 Sienna Park Green SW
Calgary, Alberta**

MLS # A2315909



\$329,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: n/a

****Open House Sat Jun 6 from 1-3pm**** Enjoy breathtaking south-facing views, from the Rockies all the way to South Health Campus, from this beautifully updated condo in Sienna Park Green Village! As you enter, it's hard not to be drawn straight to the views—but once you look around, you'll appreciate the beautifully renovated interior. The kitchen features stainless steel appliances, ample counter space, and refinished cabinetry that instantly elevates the space. The living room is perfectly positioned to take in the views and opens onto a spacious balcony complete with a natural gas hookup. The primary bedroom offers a peaceful retreat with a bay window showcasing the view, generous closet space, and a 3-piece ensuite. The second bedroom is also well-sized and works perfectly as a guest room, office, or hobby space. Updated flooring runs throughout, with stylish vinyl plank in the main living areas and cozy carpet in both bedrooms. The entire home has also been painted — there is nothing to do but move in! Additional benefits include in-suite laundry, a conveniently located underground parking stall near the entrance to the parkade and a separate storage locker just down the hall. Residents of Sienna Park Green enjoy access to an impressive clubhouse and amenities centre, including a fitness area, games room with pool tables and shuffleboard, library, fireplace lounge, dining space, and a full kitchen for social gatherings. A guest suite is also available for visiting family and friends. There are social activities such as coffee gatherings, yoga, games and more in the complex as well. Sienna Park Green Village is 55+ and does not allow pets (other than birds or fish) in the apartments. Ideally located with quick access to Stoney Trail, and just a short drive to shopping and everyday amenities, this home offers both comfort and

convenience in a well-maintained complex.