

1203, 1203 Sienna Park Green SW
Calgary, Alberta

MLS # A2338703



\$309,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,099 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Laminate Counters, No Animal Home, Recreation Facilities, Storage, Track Lighting		

Inclusions: N/A

Offering an impressive combination of space, natural light, views and an outstanding lifestyle, this very special home is designed for those who appreciate both comfort and community. Step inside and immediately appreciate the expansive layout and abundance of windows. The living and dining rooms are wrapped in windows, creating a bright, inviting atmosphere while showcasing beautiful mountain views. The spacious corner design provides an exceptional sense of openness, with plenty of room to relax, entertain and enjoy everyday living. The generous kitchen is sure to impress, featuring an abundance of cabinetry, making meal preparation both practical and enjoyable. From the kitchen, step onto your first balcony, complete with a gas line for your BBQ—perfect for morning coffee or summer grilling. The second, west-facing balcony is a peaceful retreat surrounded by leafy trees, offering a wonderfully private place to unwind and enjoy the afternoon and evening sun. The extra-large primary bedroom is a true retreat, offering tons of closet space and a convenient 3-piece ensuite bath. An in-suite laundry room with additional storage includes a washer and dryer, adding everyday convenience and functionality. Located in a well-established 55+ complex with no pets, residents enjoy an incredible selection of amenities. The clubhouse features a fully equipped kitchen, modern fitness room, library, pool tables and a party room complete with a dance floor. There are also plenty of opportunities to participate in social events and connect with neighbours, creating a welcoming and active community. A convenient parkade, with this unit having the best and closest spot in the complex! With public transit just steps away and Signal Hill Shopping only five minutes away, convenience is right at your doorstep. Spacious, bright, beautifully laid out and

offering two balconies plus mountain views—this is far more than a condo; it’s a lifestyle worth discovering.