

1112, 1112 Sienna Park Green SW  
Calgary, Alberta

MLS # A2164331



**\$329,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Hood Fan

Discover this spacious and bright 2-bedroom, 2-bathroom condo located in the sought-after Sienna Park Green 55+ community in Signal Hill. This corner unit on the ground floor boasts an impressive wrap-around patio, perfect for outdoor entertaining and gardening. With large windows throughout, natural light fills every room, creating a warm and inviting atmosphere. The open-concept living and dining area features plenty of east-facing windows and easy access to the expansive patio. The kitchen offers ample cupboard and counter space, modern stainless-steel appliances, and room for a small breakfast table. The generous primary bedroom includes two closets and a 3-piece ensuite. An additional 4-piece bathroom and a spacious second bedroom provide comfort for guests or extra living space. A separate laundry room with additional storage space is also included for added convenience. You'll love the perks of the secure, heated underground parking and additional storage space directly across from your parking stall. The community clubhouse is just steps away, offering a fitness centre, library, pool tables, games, and a large party room with a kitchen. This vibrant community also hosts weekly activities to keep you engaged and connected. If you're ready to downsize and enjoy a carefree lifestyle, this unit is an exceptional opportunity! Call today for your private showing and experience the best of Sienna Park Green living.