

309, 2309 Sienna Park Green SW  
Calgary, Alberta

MLS # A2184807



**\$265,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Concrete, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 463

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome Home! This charming top floor condo in the heart of Signal Hill offers a bright, open layout, with vinyl plank flooring. A large front closet offers plenty of storage & the kitchen shines with stainless steel appliances. The living/dining room flows from the kitchen offering ample space for all your furniture & to entertain your guests. You can enjoy a morning coffee & reading on the deck to the private north facing covered balcony, The spacious bedroom includes large windows & a generous walk-in closet. A large 4 pce bath & a separate in-suite laundry room with full sized washer & dryer also offer great storage . This unit includes an assigned underground parking stall & a separate storage unit for all your treasures. Sienna Park Green is a well managed & immaculately maintained complex that offers an array of amenities, including a fully equipped gym, party room/clubhouse, visitor parking in front of building as well as a guest suite in this building.. Additional conveniences include a community feel with regular activities for every interest, bike storage, car wash & a garbage/recycle room. This sought after community is minutes from the best shopping, dining and public transportation. This condo is a perfect blend of modern style, comfort & convenience. Call your favorite realtor & book your showing today!