

**1205, 1000 Sienna Park Green SW  
Calgary, Alberta**

**MLS # A2186949**



**\$249,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	736 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** NONE

\*\*\*\* OPEN HOUSE, SUNDAY MARCH 9, 12-2PM \*\*\*\*. Welcome to exceptional adult living at its finest! Nestled within a 55+ complex, this spacious 1-bedroom condo has so much to offer. The immaculate kitchen boasts ample cabinets, generous counter space, and newer stainless-steel appliances. The bright dining/living room is perfect for entertaining, featuring oversized windows that flood the space with natural light and lead to a large patio. The patio, complete with BBQ gas hookups and plenty of room for patio furniture, also features a 'phantom screen' to let in a refreshing breeze. The oversized primary bedroom easily accommodates a king-sized bed, additional furniture, and has an impressive walk-in closet. The laundry room includes a nearly-new, full-sized washer and dryer, conveniently located next to the 4-piece bathroom. Situated on the tranquil side of the building, this home offers peace and privacy. Enjoy the convenience of underground parking with a car wash and extra storage in the basement for all your needs. Hosting guests is a breeze, thanks to the separate guest suite available for rent at a nominal fee. Sienna Park Green offers incredible on-site amenities, including a clubhouse with a fitness room, pool tables, shuffleboard, darts, a library, and a party room with full banquet facilities. This vibrant, active community provides countless social opportunities and top-notch facilities. Conveniently located near major shopping centers, public transit, and the library, this property also offers quick access to the new ring road, downtown Calgary, and the mountains for weekend escapes. Move in and Enjoy the lifestyle you deserve!