

1206 Sienna Park Green SW
Calgary, Alberta

MLS # A2257553

\$334,000



| | | | |
|------------------|--|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 992 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Guest, Heated Garage, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 650 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Cedar, Stucco, Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Storage | | |

Inclusions: BBQ on Balcony

Enjoy quiet, low maintenance living in this spacious 55+ condo in sought after Signal Hill. Among the largest floor plans in the complex, this home features a functional kitchen, open living and dining area, and two well-sized bedrooms including a primary with private two-piece ensuite. The standout feature is the glass enclosed balcony with windows that open, creating a sunroom-style space you can enjoy almost year round, included with a gas BBQ for easy entertaining. In suite laundry, secure underground parking, private storage locker, and access to a fitness centre, a game room with library, and courtyard complete the package. Close to bus stops, walking paths, shopping, and Stoney Trail for quick escapes to the mountains!