

**3303 Sienna Park Green SW
Calgary, Alberta**

MLS # A2252495



\$350,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Shingle Siding, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Track Lighting		

Inclusions: None

OPEN HOUSE 11:00 am to 1:00 pm. Join me Sunday Sept. 14 to experience two exceptional homes and discover the lifestyle of Sienna Park Green Village. Tucked into a quiet, immaculately kept complex, this bright 2-bedroom condo pairs comfort, and lifestyle with community. The generous floor plan, as spacious as many bungalows features beautiful hardwood floors and an open, sun-filled layout that flows to a covered balcony with westerly views, perfect for morning coffee. The spacious primary offers a bay window and two closets, while the second bedroom provides flexibility for an office, guests, or hobby space. You’ll appreciate two bathrooms, a large bright kitchen, in-suite laundry with extra pantry shelving, plus an assigned storage locker. Practical perks include heated underground parking and a car-wash bay. The complex is quiet, secure, and beautifully maintained, with fantastic neighbors and a genuine sense of community. Resort-style amenities: a residents’ club with large social room, full kitchen and washrooms; a fitness center (cardio + weights); recreation lounge with pool tables, shuffleboard, fireplace and TV; craft room, library, and a guest suite for visiting family and friends. All this in a prime Signal Hill location close to shopping, transit, and everyday services. Move in and enjoy, or add your personal design touches. Either way, this is an exceptional place to call home. A rare offering in a sought-after 55+ community — book your private showing today.