

2308, 2308 Sienna Park Green SW  
Calgary, Alberta

MLS # A2174237

## \$277,500



<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Elevator, No Animal Home, No Smoking Home		

**Inclusions:** n/a

**MOTIVATED SELLER!** WELCOME HOME to this beautiful north facing 1 bedroom, 55+ condo located in the Sienna park Green Village complex in the community of Signal Hill. The home has an open plan layout with large windows allowing natural light to bath the spacious living area. Kitchen has newer appliances and good working space for preparing meals. A wide hallway leads to the bedroom which is large enough for a queen size bed, night tables, dressers, a desk if you wish to work from home, and a walk in closet. Laundry room which has stacked washer/dryer and extra storage and 4pc bathroom. The owner is also selling the furniture. There is a 2-level clubhouse, residents only, gym, large banquet area, attached kitchen, pool tables, shuffle board, card game, chess, library, fireplace, large tv, large seating area, 2nd level with mountain view. Free car wash bay. Secured assigned heated parking, secured assigned storage. There is a Guest suite (reasonable price) if family or friends come to visit. Beautiful landscaping, convenient facilities and great environment for homeowners to socialize with a sense of community. This highly sought after, well maintained and managed 55+ cozy home is located near the West Hills shopping complex. Clubhouse and visitor parking only steps away. Do not miss out on this great opportunity. Close to Stony Trail, Hwy 8. Secured entrance, no pet building.