



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 SIENNA PARK Green #3409, Calgary T3H 3N7**

MLS® #: **A2138723**      Area: **Signal Hill**      Listing Date: **06/06/24**      List Price: **\$349,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1999**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
 Abv Sqft: **995**  
 Low Sqft:  
 Ttl Sqft: **995**

**Assigned, Parkade**

DOM

**22**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Courtyard, Lighting**

Construction: **Brick, Stucco, Wood Frame**  
 Flooring: **Laminate, Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>20`3" x 11`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 12`4"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`9" x 6`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 8`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`7" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`7" x 5`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`10" x 6`3"</b>

Legal/Tax/Financial

Condo Fee: **\$617**      Title: **Fee Simple**      Zoning: **M-C1 d75**

Fee Freq:  
**Monthly**

Legal Desc: **9913307**

Remarks

Pub Rmks: **Discover Sienna Park Green Village, nestled within the esteemed community of Signal Hill, renowned as one of Calgary's premier 55+ communities. This bright, single-level, top floor unit boasts two bedrooms and two full bathrooms. The large entrance foyer leads through to the open kitchen, dining and living areas, which are flooded with natural light streaming through an expansive east-facing bay window. The well-sized primary bedroom features a 3-piece ensuite, while a second bedroom and another 4-piece washroom, along with convenient in-suite laundry facilities and a quiet private balcony overlooking the park complete the living space. Experience the meticulously manicured surroundings adorned with tranquil fountains. Your convenience and security are ensured with assigned underground parking and ample visitor parking available. Sienna Park Green grants exclusive access to an array of amenities; including an unbeatable central clubhouse - the social hub of this community - with a full kitchen, exercise room, pool tables, shuffleboard, library and a cozy sitting area with a fireplace. Noteworthy is the availability of a guest suite for accommodating out-of-town visitors. Your condominium fees cover heat, water, sewer, as well as common area maintenance and snow removal, ensuring carefree living. Situated mere minutes from Downtown, Westhills Towne Centre, Westside Rec Centre, transit and multiple golf courses, with convenient access to the ring road for easy trips to the Calgary Farmers Market or the Rocky Mountains, this location epitomizes convenience and luxury. Embrace the opportunity to explore your new home today and elevate your lifestyle at Sienna Park Green Village!**

Inclusions: n/a  
Property Listed By: **Property Solutions Real Estate Group Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

**3409 SIENNA PARK GREEN SW**  
202 MANICURED TERRACE - CALGARY  
MAIN LEVEL (A2) - 995.57 Sq Ft / 92.49 m<sup>2</sup>  
TOTAL ABOVE GRADE FINIS SIZE - 995.57 Sq Ft / 92.49 m<sup>2</sup>







