3000 SIENNA PARK Green #3118, Calgary T3H 3N7

MLS®#:	**A2163770**	Area:	**Signal Hill**	Listing Date:	**09/06/24**	List Price: **$276,500**
Status:	**Active**	County:	**Calgary**	Change:	**-$10k, 06-Nov**	Association: **Fort McMurray**

General Information

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

Lot Information

Lot Sz Ar:	
Lot Shape:	

Finished Floor Area

Abv Sqft:	**720**
Low Sqft:	
Ttl Sqft:	**720**

DOM
106

Layout

Beds:	**1 (1)**
Baths:	**1.0 (1 0)**
Style:	**Apartment**

Parking

Ttl Park:	**1**
Garage Sz:	**0**

Access:
Lot Feat: **Close to Clubhouse,Fruit Trees/Shrub(s),Landscaped,Street Lighting**
Park Feat: **Parkade,Underground**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Baseboard,Hot Water,Natural Gas**		**Brick,Stucco**
Sewer:		Flooring:	
Ext Feat:	**Storage**		**Ceramic Tile,Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Track Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**13`5" x 10`10"**	**Kitchen**	**Main**	**9`10" x 7`7"**
Dining Room	**Main**	**8`0" x 7`5"**	**Laundry**	**Main**	**6`7" x 5`1"**
Foyer	**Main**	**6`0" x 3`10"**	**Walk-In Closet**	**Main**	**8`1" x 4`8"**
Bedroom - Primary	**Main**	**12`11" x 10`8"**	**4pc Bathroom**	**Main**	**8`8" x 7`2"**

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
$464		**Fee Simple**		**M-C1 d75**
		Fee Freq:		
		Monthly		

Legal Desc: **9913307**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Looking for a move-in ready 1 bedroom cozy home in a 55+ condo? Beautiful unit. Located in desirable neighborhood of signal hill, near grocery stores, restaurants, shopping centers, banks, dental, medical clinics, public library, walking pathways, parks, c-train, cinema, westside rec center, golf courses, bus stops right outside. Close access to ring road, hwy 8. Sienna park green village condo complex, highly sought after, very well maintained and managed 55+ community. Secured entrance, no pet building. Main floor unit located around the corner from front door, no neighbors on either side offering extra privacy. Secured assigned heated parking, secured assigned storage. Clubhouse and visitor parking only steps away. 2-level clubhouse, residents only, gym, large banquet area, attached kitchen, pool tables, shuffle board, card game, chess, library, fireplace, large tv, tons of seating area, 2nd level with mountain view. Free car wash bay. Guest suite at reasonable price. Beautiful landscaping, convenient facilities, many activities, great environment for homeowners to socialize with a sense of community. Well-lit cozy unit, open plan layout. Kitchen has like new shinny stainless steel appliances, under cabinet lighting near sink, pull out spray faucet, garburator and tons of storage. Laundry room has newer stacked washer/dryer and extra storage. 4pc bathroom. Wide passage way, large double closet. Bedroom has ample space for queen size bed, bedside tables, and extra space, plus walk in closet. Living and dining area filled with natural light from large window with high-end blinds. Oversized patio next to beautiful condo garden. Phantom screen on patio door. Do not miss out on this great opportunity.**

Inclusions: **Fully Furnished as per pictures. Besides Appliances also includes - Kitchen: Pot, pan, bowls, plates, cups, cutlery, Stainless Steel Step-on Trash Can. Living room: Dinning table, 4 chairs, 2 Sofa chairs, 1 coffee table, 1 Bookshelf. Bedroom: Queen size bed with 4 large drawers for storage, 2 bedside tables, Kingsdown brand queen size mattress, mattress cover, bed sheet, quilt & cover, 2 pillows, beautiful headboard, 1 tall floor lamp.**

Property Listed By: **Easy List Realty**

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