



THE
A-TEAM

**RE/MAX
FIRST**

1000 SIENNA PARK Green #1301, Calgary T3H 3N7

MLS®#: **A2166706**

Area: **Signal Hill**

Listing Date: **09/27/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **997**

Low Sqft:

Ttl Sqft: **997**

DOM

20

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Fruit Trees/Shrub(s),Low Maintenance Landscape,Treed Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **None**

Construction:

Brick,Stucco

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

French Door,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	6`5" x 7`4"
Bedroom	Main	12`2" x 9`0"
Laundry	Main	6`9" x 7`8"
Bedroom - Primary	Main	19`0" x 12`5"

Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 9`11"
Kitchen	Main	9`4" x 12`0"
Living Room	Main	22`3" x 12`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$632

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 9711042

Remarks

Pub Rmks: **Welcome to this charming third floor condo featuring 2 bedrooms and 2 bathrooms, with over 900 square feet of thoughtfully designed living space in a 55+ adult community. The open-concept layout seamlessly connects the kitchen, dining, and living areas, ideal for both relaxation and entertaining. The abundance of natural light throughout creates a warm and welcoming atmosphere. The spacious kitchen features ample cupboard space, complemented by white cabinets and matching white appliances. Durable laminate countertops provide both functionality. A covered balcony expands your living space outdoors, offering a peaceful setting for morning coffee or evening relaxation, complete with tranquil views of the Rocky Mountains. It also features a convenient BBQ gas line, perfect for outdoor grilling. The primary bedroom is generously sized, featuring dual closets and a three-piece ensuite bathroom for added convenience. The secondary bedroom can easily serve as an office, with direct access to the living room, offering flexibility for your lifestyle. Additional amenities include in-suite laundry and an assigned storage space, enhancing the practicality of this home. This condo also includes an underground assigned parking stall, ensuring convenience year-round. Residents have access to a range of building amenities, including a clubhouse designed exclusively for community members. The clubhouse features a recreation room, a cozy seating area with a library and fireplace, a gym for workouts, billiards, shuffleboard and a party room equipped with a large kitchen for social gatherings. Situated in the desirable community of Signal Hill, this property is just steps away from bus stops, making public transportation easily accessible. For shopping and recreation, Signal Hill Center and Westhills Towne Center are less than ten minutes away, along with the Westside Recreation Centre, which offers a variety of fitness options. Nature enthusiasts will appreciate the proximity to nearby parks, including Battalion Park, Signal Hill Park, and Griffith Woods Park. These green spaces provide ample opportunities for outdoor activities and leisurely strolls. Convenient access to Sarcee Trail and Stoney Trail further enhances the location, allowing for effortless travel throughout the city and beyond. This property combines modern living with a welcoming community atmosphere, making it an excellent choice for those seeking comfort and convenience. Sorry, no pets allowed. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.**

Inclusions: **None**
Property Listed By: **Real Broker**

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









