

3000 SIENNA PARK Green #3309, Calgary T3H 3N7

MLS®#: **A2168969** Area: **Signal Hill** Listing **09/26/24** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 22-Oct** 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: **994**
 Low Sqft:
 Ttl Sqft: **994**

DOM
56
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Elevator**
 Utilities:

Construction: **Mixed**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`11" x 8`11"	Living Room	Main	21`11" x 11`11"
Dining Room	Main	5`0" x 5`0"	Bedroom - Primary	Main	17`8" x 12`3"
3pc Ensuite bath	Main	6`5" x 6`5"	Bedroom	Main	13`1" x 8`11"
4pc Bathroom	Main	9`10" x 6`3"	Laundry	Main	6`8" x 5`2"

Legal/Tax/Financial

Condo Fee: **\$613** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **9913307**

Remarks

Pub Rmks: **This is one of the best 55+ communities to live in! Sienna Park Green is a meticulously maintained development with all the perks including a community center with regular events, fitness center, guest suite and recreation facilities. This large and open apartment has tons of natural light and plenty of space for everything that you need. Enjoy the sun on your beautiful balcony and enjoy some of the southern sun! The large primary bedroom has its own ensuite bathroom and the unit also boasts a second bedroom, bathroom and its own in suite laundry!! This amazing location in Signal Hill is very close to shopping centers, walk paths, 10 minutes to down town and a short drive to the mountains! Don't miss out and book your viewing today!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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







