

2308 SIENNA PARK Green #2308, Calgary T3H 3N7

MLS®#: **A2174237** Area: **Signal Hill** Listing Date: **10/20/24** List Price: **\$247,500**
 Status: **Pending** County: **Calgary** Change: **-\$30k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **764**
 Low Sqft:
 Ttl Sqft: **764**

DOM

32
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Garage Door Opener,Heated Garage,Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Chandelier,Elevator,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	42`8" x 55`9"	4pc Bathroom	Main	26`3" x 29`6"

Legal/Tax/Financial

Condo Fee: **\$463** Title: **Fee Simple** Zoning: **M-C1 d75**
 Fee Freq: **Monthly**
 Legal Desc: **9813132**

Remarks

Pub Rmks:

REDUCED NEW PRICE. 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 bathe 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. In-suite 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.

Inclusions:

n/a

Property Listed By:

CIR Realty

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





