



THE
A-TEAM

**RE/MAX
FIRST**

3216 SIENNA PARK Green #3216, Calgary T3H 3N7

MLS®#: **A2179925**

Area: **Signal Hill**

Listing Date: **11/19/24**

List Price: **\$335,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 15-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,024**

Low Sqft:

Ttl Sqft: **1,024**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

64

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Laminate Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`8" x 9`9"
Living Room	Main	12`3" x 11`0"
Laundry	Main	8`8" x 8`1"
Balcony	Main	8`6" x 7`0"
Bedroom	Main	12`2" x 9`0"
3pc Ensuite bath	Main	7`6" x 6`10"

Room	Level	Dimensions
Dining Room	Main	10`0" x 11`0"
Foyer	Main	5`2" x 9`6"
Balcony	Main	10`0" x 5`8"
Bedroom - Primary	Main	14`2" x 12`0"
4pc Bathroom	Main	10`6" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$632

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9913307**

Remarks

Pub Rmks: **This end unit is filled with natural light, thanks to its large windows and thoughtfully designed layout + beautiful laminate flooring + neutral fresh paint throughout. Living/Dining room is open + bright with fireplace + lovely dining light fixture which makes for a very comfortable space to enjoy + access to one of the 2 balconies perfect for entertain guests. The kitchen is efficient with ample cabinet + counter space + new stainless steel appliances + has access to the other balcony with its lovely views including those of the mountains. The primary bedroom features its own ensuite for added comfort, while the second bedroom offers plenty of flexibility for guests or personal projects, both bedrooms have new carpet. Residents have access to exceptional amenities including a clubhouse with social events, pool tables, games, a kitchen and a gym. An ideal location with a variety of shopping, dining and services just minutes away. With easy access to the C-train, Sarcee Trail and the Stoney Trail Ring Road, making it easy to explore all Calgary has to offer. This is an ideal home for mature buyers who want a bright, welcoming space in a vibrant 55 + connected community.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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







