



THE
A-TEAM

**RE/MAX
FIRST**

1000 SIENNA PARK Green #1205, Calgary T3H 3N7

MLS® #: **A2186949**

Area: **Signal Hill**

Listing Date: **01/17/25**

List Price: **\$260,000**

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: **736**

Low Sqft:

Ttl Sqft: **736**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

15

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:

Heated Garage,Parkade,Underground

Utilities and Features

Roof: **See Remarks**
Heating: **Boiler,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`11" x 7`7"	Laundry	Main	6`8" x 5`2"
Dining Room	Main	7`11" x 6`11"	Living Room	Main	12`4" x 11`11"
4pc Bathroom	Main	8`8" x 7`4"	Bedroom - Primary	Main	16`4" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$463

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 9711042

Remarks

Pub Rmks: **Welcome to exceptional adult living at its finest! Nestled within a 55+ complex, this spacious 1-bedroom condo has so much to offer. The immaculate kitchen boasts ample cabinets, generous counter space, and newer stainless-steel appliances. The bright dining/living room is perfect for entertaining, featuring oversized windows that flood the space with natural light and lead to a large patio. The patio, complete with BBQ gas hookups and plenty of room for patio furniture, also features a 'phantom screen' to let in a refreshing breeze. The oversized primary bedroom easily accommodates a king-sized bed, additional furniture, and has an impressive walk-in closet. The laundry room includes a nearly-new, full-sized washer and dryer, conveniently located next to the 4-piece bathroom. Situated on the tranquil side of the building, this home offers peace and privacy. Enjoy the convenience of underground parking with a car wash and extra storage in the basement for all your needs. Hosting guests is a breeze, thanks to the separate guest suite available for rent at a nominal fee. Sienna Park Green offers incredible on-site amenities, including a clubhouse with a fitness room, pool tables, shuffleboard, darts, a library, and a party room with full banquet facilities. This vibrant, active community provides countless social opportunities and top-notch facilities. Conveniently located near major shopping centers, public transit, and the library, this property also offers quick access to the new ring road, downtown Calgary, and the mountains for weekend escapes. Move in and Enjoy the lifestyle you deserve!**

Inclusions: **NONE**
Property Listed By: **CIR Realty**

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







