

**1209, 1209 Sienna Park Green SW  
Calgary, Alberta**

**MLS # A2298731**



**\$289,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Furniture negotiable

Experience peaceful, carefree living in this generously sized 55+ condominium, ideally situated in the highly desirable neighbourhood of Signal Hill. This home offers a thoughtfully designed kitchen, a spacious living and dining area, and two ample bedrooms, including a primary suite complete with its own private three-piece ensuite for added convenience. There is also a covered balcony to enjoy some fresh air and host family and friends. Additional features include in-suite laundry for everyday ease, secure underground parking for peace of mind, a dedicated private storage locker, and access to a range of amenities such as a modern fitness centre, a games room with an inviting library, and a tranquil courtyard. The location is second to none—just steps from public transit, scenic walking paths and convenient shopping. This condo truly combines comfort, convenience, and an active, community-focused lifestyle in one exceptional package.