

# \$340,000 - 1206 Sienna Park Green Sw, Calgary

MLS® #A2257553

**\$340,000**

2 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Open House Saturday October 18th 12-2pm.

Enjoy quiet, low maintenance living in this spacious 55+ condo in sought after Signal Hill. Among the largest floor plans in the complex, this home features a functional kitchen, open living and dining area, and two well-sized bedrooms including a primary with private two-piece ensuite.

The standout feature is the glass enclosed balcony with windows that open, creating a sunroom-style space you can enjoy almost year round, included with a gas BBQ for easy entertaining.

In suite laundry, secure underground parking, private storage locker, and access to a fitness centre, a game room with library, and courtyard complete the package. Close to bus stops, walking paths, shopping, and Stoney Trail for quick escapes to the mountains!

Built in 1997

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257553  |
| Price      | \$340,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 992               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1206 Sienna Park Green Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3N7                   |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                |
| Parking        | Assigned, Guest, Heated Garage, Secured, Underground                                                                                                             |
| # of Garages   | 1                                                                                                                                                                |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, Open Floorplan, See Remarks, Storage     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Cedar, Stucco, Wood Frame |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

|                |          |
|----------------|----------|
| Days on Market | 33       |
| Zoning         | M-C1 d75 |

## **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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