



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3303 Sienna Park Green SW  
Calgary, Alberta

MLS # A2252495

**\$350,000**



<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Shingle Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Track Lighting		
<b>Inclusions:</b>	None		

OPEN HOUSE Sunday, September 7 from noon to 3:00 pm. Tucked into a quiet, immaculately kept complex, this bright 2-bedroom&nbsp;condo pairs comfort, and lifestyle with community. The generous floor plan, as spacious as many bungalows features beautiful hardwood floors&nbsp;and an open, sun-filled layout that flows to a covered balcony with westerly views, perfect for morning coffee. The spacious primary&nbsp;offers a bay window and two closets, while the second bedroom&nbsp;provides flexibility for an office, guests, or hobby space. You&rsquo;ll appreciate two bathrooms, a large bright kitchen, in-suite laundry&nbsp;with extra pantry shelving, plus an assigned storage locker. Practical perks include heated underground parking&nbsp;and a car-wash bay. The complex is quiet, secure, and beautifully maintained, with fantastic neighbors and a genuine sense of community. Resort-style amenities:&nbsp;a residents&rsquo; club with large social room, full kitchen and washrooms; a fitness center&nbsp;(cardio + weights); recreation lounge&nbsp;with pool tables, shuffleboard, fireplace and TV; craft room, library, and a guest suite&nbsp;for visiting family and friends. All this in a prime Signal Hill location close to shopping, transit, and everyday services. Move in and enjoy, or add your personal design touches. Either way, this is an exceptional place to call home. A rare offering in a sought-after 55+ community &mdash; book your private showing today.