

# \$950,000 - 22 Sienna Park Terrace Sw, Calgary

MLS® #A2236522

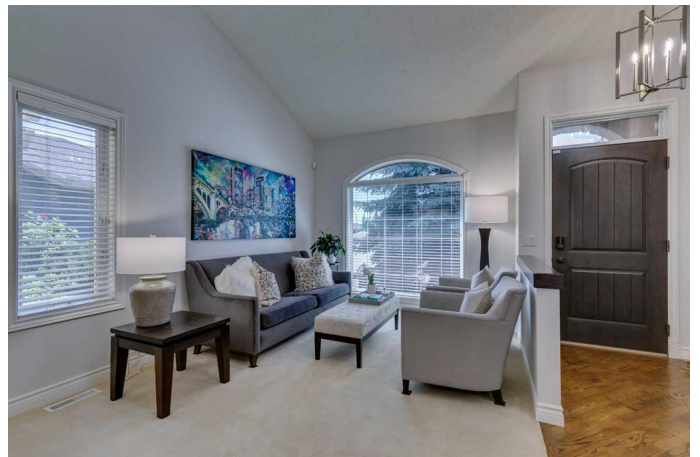
**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 6, 1:30-4PM.  
JUST LISTED in SIGNAL HILL! Wow this fully finished 2 storey SHOWS 10 OUT OF 10, is on a QUIET CUL-DE-SAC LOCATION, and has an amazing PRIVATE BACKYARD! Perfect 3 minute walk to Battalion Park School, 10 minute walk to the LRT, Ernest Manning, Westside Rec Centre, and West Hills Shopping! Youâ€™ll love the HIGH VAULTED CEILINGS throughout the kitchen, living, and dining areas. Beautiful ESPRESSO CEILING HEIGHT CABINETRY, GAS RANGE, GRANITE COUNTERTOPS, BOSCH DISHWASHER, built-in microwave, good sized pantry, and OAK HARDWOOD FLOORING. Family room has gorgeous BUILT-IN CABINETRY and an ELEGANT LINEAR GAS FIREPLACE. Private MAIN FLOOR OFFICE for those work from home days. CUSTOM WROUGHT IRON SPINDLE RAILING staircase leads to the upper level where youâ€™ll find 3 good sized bedrooms, primary ensuite with HIS & HERS SINKS, CUSTOM TILED SHOWER, HEATED FLOORS, and the guest bathroom. The lower level is fully finished with a good size rec room, 1 bedroom, 3/4 bath, and a SEPARATE STORAGE ROOM for all those seasonal items. The double attached garage is long enough to fit a full sized truck. So many extras in this home - NEW FURNACE (2024), NEW WATER HEATER (2025), NEWER ROOF (2015), CENTRAL AIR CONDITIONING (2018), laundry with cabinets and sink, pot lights,



water softener, water filtration system, wine & spice racks, under cabinet lightening, custom window coverings, MAINTENANCE FREE DECK, underground sprinklers, landscaped beautifully, the list goes on and on! \$950,000. Request your showing today as this property is priced to sell and will not last long!

Built in 1997

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236522    |
| Price          | \$950,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,049       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 22 Sienna Park Terrace Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 3L4                   |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 7              |
| Zoning         | R-CG           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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