

# \$949,900 - 22 Sienna Park Terrace Sw, Calgary

MLS® #A2236522

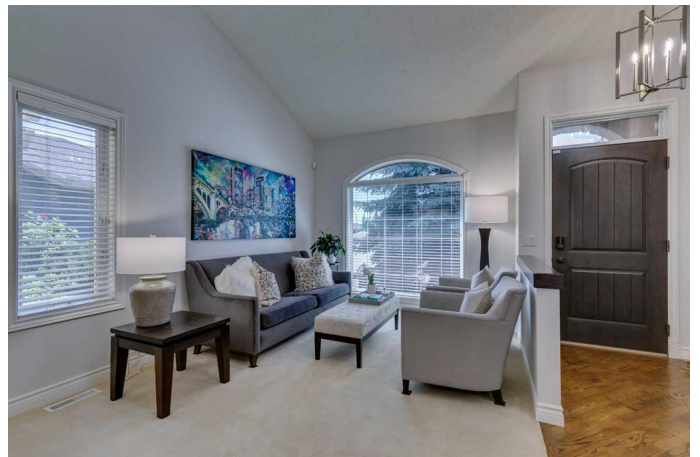
**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 13, 2-4PM.  
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! \$949,900. Request your showing today as this property is priced to sell and will not last long!

Built in 1997

### Essential Information

MLS® #	A2236522
Price	\$949,900
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	13
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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