

# \$999,900 - 450 Sienna Heights Hill Sw, Calgary

MLS® #A2240596

**\$999,900**

3 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.19 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 19, 11AM-1:00PM. JUST LISTED in SIGNAL HILL! This 2 storey home is located in a PARK-LIKE SETTING! QUIET CUL-DE-SAC LOCATION and HUGE 8300 SF PRIVATE PIE-SHAPED LOT. Short walking distance to Battalion Park School, 69 ST LRT, Ernest Manning High School, Westside Rec Centre, and Westhills Shopping. Amazing WIDE OPEN FLOOR PLAN with 2 STOREY OPEN TO ABOVE GREAT ROOM, HUGE WINDOWS, gas fireplace, large dining and living areas, HARDWOOD FLOORING, PRIVATE MAIN FLOOR OFFICE, and great sized mudroom area. Enjoy the BUILT-IN DOUBLE OVENS, JENN-AIR 4 BURNER GAS STOVETOP, BOSCH DISHWASHER, and corner pantry. The WOOD SPINDLE RAILING STAIRCASE leads to the upper level where youâ€™ll find 3 large bedrooms, 5 PCE primary ensuite, HUGE WIC, spare bathroom, and UPPER FLOOR LAUNDRY. The lower level is unspoiled with 9â€™ CEILINGS, DUAL WATER HEATERS, and is ready for your development ideas with potential for a large recreation room, 2 bedrooms, full bathroom, and a 2nd laundry is already present. The double attached garage is long enough to fit a full sized truck. So many extras in this home - CENTRAL AIR CONDITIONING (2022), water softener (2022), OVERSIZED MAINTENANCE FREE DECK, underground sprinklers, brick patio, landscaped beautifully, & MANY TREES! This is an amazing opportunity with



ONE OF THE LARGEST LOTS IN THE COMMUNITY! Request your showing today as this property is priced to sell at \$999,900 and will not last long!

Built in 2000

### Essential Information

MLS® #	A2240596
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.19
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	450 Sienna Heights Hill Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3T3

### Amenities

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

### Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
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Appliances	Built-In Oven, Dishwasher, Double Oven, Dryer, Gas Cooktop, 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	Full, Unfinished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, Underground Sprinklers
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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