

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

MLS® #A2236522

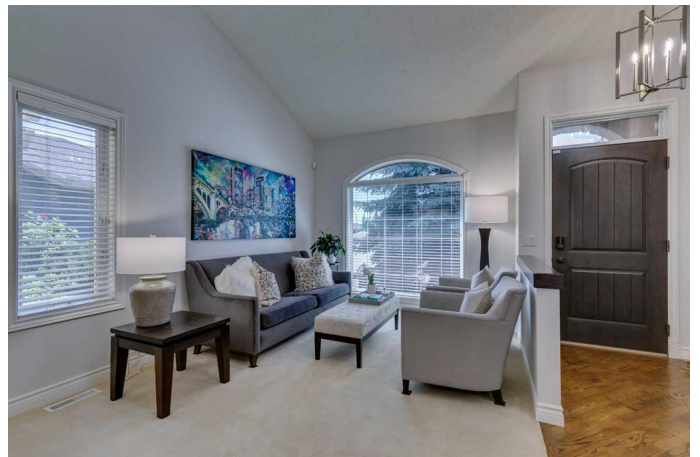
**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SUNDAY JULY 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! \$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	10
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.