

# \$999,888 - 450 Sienna Heights Hill Sw, Calgary

MLS® #A2240596

**\$999,888**

3 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.19 Acres

Signal Hill, Calgary, Alberta

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 you'll find 3 large bedrooms, 5 PCE primary ensuite, HUGE WIC, spare bathroom, and UPPER FLOOR LAUNDRY. The lower level is unspoiled with 9' 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 \$999,888 and will not last long!

Built in 2000

### Essential Information

MLS® #	A2240596
Price	\$999,888
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)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven

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, Private, Underground Sprinklers, Pie Shaped Lot
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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