

# \$789,900 - 45 Sienna Park Terrace Sw, Calgary

MLS® #A2203799

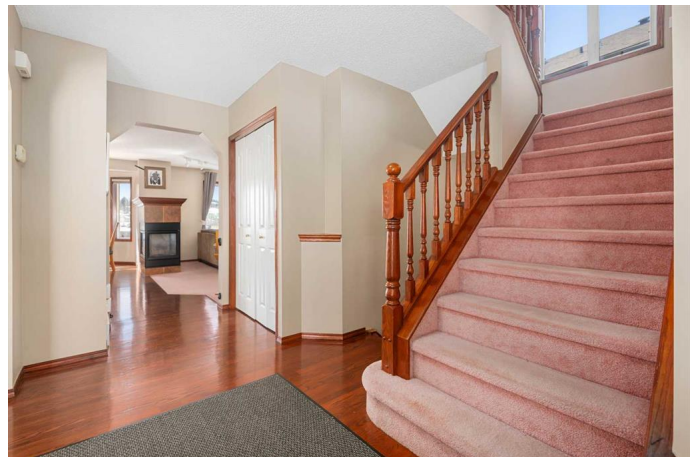
## \$789,900

3 Bedroom, 4.00 Bathroom, 2,136 sqft  
Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

STUNNING MILLION DOLLAR MOUNTAIN VIEWS FROM ALL LEVELS – FULLY FINISHED WALKOUT – OVER 3000 SF -

Welcome to this stunning walk-out home, perfectly positioned on a quiet Crescent in the highly sought-after, family-friendly community of Signal Hill. Showcasing breathtaking, unobstructed mountain views from all three levels and offering over 3,000 sq ft of developed living space, this home truly has it all. Located just minutes from top-rated schools, including Ernest Manning High, the Westside Rec Centre, 69 St LRT, and all the amenities of the Westhills area, this home is the perfect blend of tranquility and convenience. Thoughtfully designed for both everyday living and entertaining, the open-concept main floor features a versatile front flex room, an updated kitchen with a large island and corner pantry, and a cozy 3-sided fireplace that adds warmth to both the living and dining areas. Upstairs, enjoy three spacious bedrooms and a generous bonus room—ideal for movie nights, a playroom, or your home office. The primary suite is a peaceful retreat with expansive mountain views, a spacious 4-piece ensuite with a jetted tub, and a walk-in closet. The fully finished walk-out basement expands your living space with a huge rec/media room, an additional bathroom, and plenty of storage. This is a must-see for discerning buyers. Don't miss your chance to call this exceptional property home.



Built in 1996

## Essential Information

MLS® #	A2203799
Price	\$789,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,136
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	45 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
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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