

# \$1,049,000 - 13 Sienna Hills Court Sw, Calgary

MLS® #A2247829

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 2,313 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

Beautifully situated in the sought-after SW community of Sienna Hills Estates in Signal Hill, this stunning 4-bedroom walkout home with a coveted triple garage showcases pride of ownership from the original owners. Meticulously maintained, it offers exceptional curb appeal and a warm, welcoming atmosphere from the moment you arrive. Inside, bright and open living spaces provide the perfect setting for both family living and entertaining. The functional layout includes four spacious bedrooms, giving you plenty of flexibility for family, guests, or a home office. The walkout basement adds valuable living space and opens directly onto a private, beautifully landscaped backyard—a true retreat with mature greenery, perfect for relaxing or hosting gatherings in every season. Located close to schools, parks, playgrounds, and shopping, this home offers the ideal combination of comfort, convenience, and community in one of Calgary's most desirable neighborhoods.

Built in 1991

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2247829    |
| Price      | \$1,049,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,313       |
| Acres          | 0.14        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 13 Sienna Hills Court Sw |
| Subdivision | Signal Hill              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H2W3                   |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 6                                                             |
| Parking        | Concrete Driveway, Garage Door Opener, Triple Garage Attached |
| # of Garages   | 3                                                             |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home, Walk-In Closet(s)                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Family Room, Stone, Wood Burning                                                            |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Misting System, Private Yard |
| Lot Description   | Irregular Lot                |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 15th, 2025  
Days on Market            8  
Zoning                      R-CG

**Listing Details**

Listing Office              TREC The Real Estate Company

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