

# \$1,200,000 - 106 Sienna Hills Drive Sw, Calgary

MLS® #A2202363

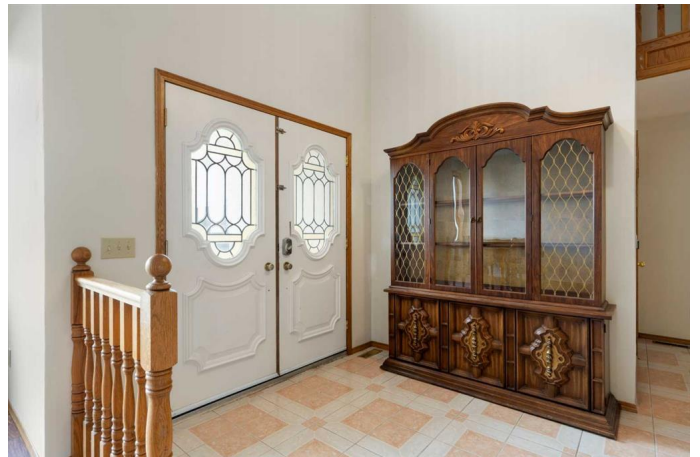
**\$1,200,000**

6 Bedroom, 4.00 Bathroom, 3,147 sqft

Residential on 0.17 Acres

Signal Hill, Calgary, Alberta

A great opportunity to make this 6 bedroom, 4 bathroom executive home with over 4600 sq. ft of living space in the desirable community of Signal Hill yours at an affordable price. Well designed with very spacious rooms, this property which is largely in original condition, offers the opportunity to live in it as is with minor changes, renovate and update it to your personal taste in a total makeover or stage the updates in smaller segments over time. Set on a large corner lot with an impressive stone fence on the street side gives this home great street appeal. The spacious grand entrance with vaulted ceiling and equally impressive grand staircase creates an open expansive feel to the home This theme carries through the entire home starting with the living room with a 10' ceiling and full height windows bringing in lots of natural light. A large dining room provides the opportunity to host elegant dinners for friends and large family gatherings. The kitchen has updated stainless steel appliances, a pantry and an updated ceiling. A spacious breakfast nook with a bay window plus built-in cabinets can accommodate the entire family. Step out onto the deck for a morning coffee, lunch or BBQ and enjoy the mature rear yard. A family room with stone fireplace and a full wall of built-ins is a great gathering place for family or friends in a casual environment. An office/bedroom, separate laundry room and 4-piece bath are on the main level. Head to the upper level and take in the view of the open to below grand entrance.



An impressive primary suite awaits with plenty of space for a king size bed and a seating area for your private retreat. A 5-piece en-suite with walk-in shower and walk-in closet add to the comfort of the primary bedroom. Three additional bedrooms, 2 of them with walk-in closets and a 4-piece main bath are all part of the upper level. The lower level offers an illegal suite with two bedrooms, kitchen, a large dining/flex room, family/rec room and a 4-piece bathroom. There is potential to add a walk-up to ground level and possibly convert the suite to a legal suite subject to city approvals. The oversized double attached garage is finished and has a new door and opener. Signal Hill is a West central community with easy access to Stoney Trail, downtown by road or C-train, great access to Signal Hill Shopping Centre and Westhills Towne Centre with many shops, services and restaurants and a public library. The community is rich in parks, many sporting venues, the Westside Recreation Centre, schools and universities. This home will be appealing to families that can see the incredible potential of the property, renovators or investors. It is offered in "as is condition". Book your appointment to see it today.

Built in 1989

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202363    |
| Price          | \$1,200,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,147       |
| Acres          | 0.17        |
| Year Built     | 1989        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 106 Sienna Hills Drive Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 2C8                   |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Jetted Tub, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s)                                      |
| Lot Description   | Corner Lot, Landscaped, Reverse Pie Shaped Lot |
| Roof              | Clay Tile                                      |
| Construction      | Stone, Stucco, Wood Frame                      |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 17th, 2025 |
|-------------|------------------|

Days on Market 20  
Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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