

# \$998,000 - 118 Sienna Hills Drive Sw, Calgary

MLS® #A2266014

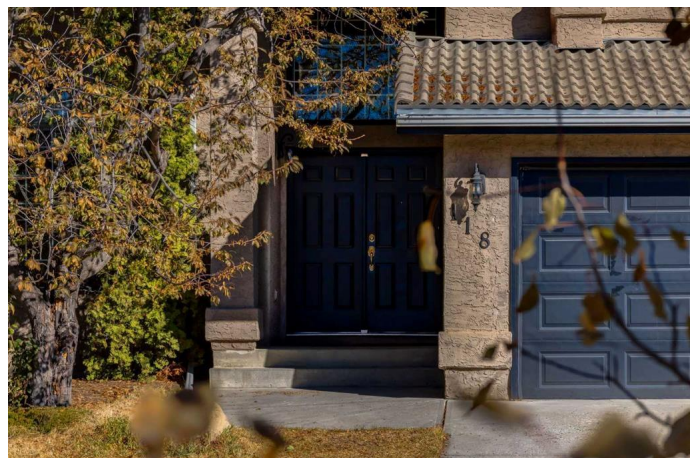
**\$998,000**

4 Bedroom, 4.00 Bathroom, 2,048 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY  
NOVEMBER 1ST & 2ND, FROM 2PM TO  
4PM. Located in the exclusive area of Sienna  
Hills Estates and within the community of  
Signal Hill on Calgary's desirable West  
Side™, this incredible family home offers  
four bedrooms, four bathrooms, a double  
attached garage and a fully finished walk-out  
basement. Gigantic mature trees and  
landscaping create a welcoming curb appeal  
while providing maximum privacy from  
neighboring homes. Upon entering, you are  
welcomed by soaring vaulted ceilings, a  
"showpiece" curved central staircase  
and formal living and dining room spaces. The  
well-appointed kitchen boasts stainless steel  
appliances, including a new dishwasher and  
hood vent fan, dove grey cabinets, a central  
granite island and a cozy breakfast nook set  
into a bay window. The sunken family room is  
centered around a wood-burning fireplace  
flanked by custom built-ins and a coordinating  
mantle. The upper level is adorned with new  
carpet and offers two large children's  
bedrooms with a full bathroom. The primary  
suite boasts plenty of space for a king-sized  
furniture set, a city skyline view, a spacious  
walk-in closet and a luxurious ensuite with dual  
vanities, a glass shower and a jetted corner  
tub. The lower-level walk-out includes a fourth  
bedroom with a fabulous luxury office, a full  
bathroom, a games room with a wet bar and a  
cozy family room. Enjoy the outdoors on the  
backyard covered patio, the main floor balcony



or the private balcony off the primary suite.  
Located within walking distance of some of Calgary’s most desirable schools, restaurants, shops and professional facilities and within a short drive to the downtown core, this well-established neighborhood is the ideal place to raise a family.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266014    |
| Price          | \$998,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,048       |
| Acres          | 0.12        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 118 Sienna Hills Drive Sw |
| Subdivision | Signal Hill               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 2C8                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range                                                                                                                                                                                     |
| Heating           | Forced Air                                                                                                                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                               |
| Fireplaces        | Family Room, Gas, Tile, Wood Burning, Raised Hearth                                                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                             |
| Basement          | Full                                                                                                                                                                                                                                                                                                                            |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony                                                         |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Reverse Pie Shaped Lot |
| Roof              | Clay Tile                                                       |
| Construction      | Stucco, Wood Frame                                              |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.