442 Sienna Heights Hill SW

Calgary | Active | MLS® A2353419

$1,199,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1999**	**2,724.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

IMMACULATE | BACKS ONTO WALKING PATHS | QUIET CUL-DE-SAC Pride of ownership shines throughout this immaculate estate-style home, offering approximately 4,000 sq. ft. of developed living space, 4 bedrooms, and 3.5 bathrooms. The grand foyer welcomes you with soaring open-to-above ceilings, setting the tone for the bright and spacious interior. The main floor features hardwood flooring, granite countertops, stainless steel appliances, two inviting living areas, a dedicated office or den, and a formal dining room-an ideal layout for large or extended families and effortless entertaining. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including an impressive primary retreat complete with a spa-inspired ensuite and walk-in closet. The fully developed lower level offers a fourth bedroom, an additional full bathroom, and a large open recreation area perfect for family gatherings, movie nights, or a kids' play space. Step outside to enjoy the patio and the peaceful setting backing directly onto walking paths, also included is an irrigation system throughout the property. Bright, spacious, and exceptionally well maintained, this home offers the perfect blend of comfort, functionality, and timeless appeal. Conveniently located close to schools, shopping, parks, public transit, a 1 min walk to the baseball field, soccer field and walking course. A true 10/10-book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353419
Bedrooms	4
Bathrooms	4
Year Built	1999
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,724.34 sq. ft.

Main Level Finished Area:	1,433.39 sq. ft.
Upper Level Finished Area:	1,290.95 sq. ft.
Below Grade Finished Area:	1,226.5 sq. ft.
Acreage:	No
Lot Area:	5,909 sq. ft.
Lot Frontage:	49'2"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1999 (Age: 27)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9811088
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Pine Shake
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Family Room, Gas, Great Room, Mantle, Primary Bedroom, Three-Sided, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Garage Faces Front
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Signal Hill
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 13'5" × 10'11" ·
Main Floor	Family Room · 17'6" × 10'11" ·
Main Floor	Kitchen · 15'3" × 15'3" ·
Main Floor	Dining Room · 14'3" × 9'2" ·
Main Floor	Breakfast Nook · 11'4" × 8' ·
Main Floor	Foyer · 10'2" × 7'6" ·
Main Floor	Mud Room · 5'6" × 3'4" ·
Main Floor	Office · 11'6" × 8'11" ·
Main Floor	Laundry · 13' × 9'10" ·
Main Floor	Covered Porch · 7' × 4'10" ·
2nd Floor	Bedroom - Primary · 16' × 12'5" ·

2nd Floor	Nook · 8'5" × 8'2" ·
2nd Floor	Walk-In Closet · 9' × 7'6" ·
2nd Floor	Bedroom · 12'10" × 11' ·
2nd Floor	Bedroom · 13'6" × 12'1" ·
Basement	Family Room · 21'1" × 17'1" ·
Basement	Game Room · 15'6" × 11'8" ·
Basement	Bedroom · 12'1" × 10'3" ·
Basement	Den · 14'9" × 10'9" ·
Basement	Furnace/Utility Room · 12' × 10'11" ·
Basement	Exercise Room · 14'9" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, French Door, Granite Counters, High Ceilings, Kitchen Island
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/442-sienna-heights-hill-sw-calgary-a2353419/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.