

# \$1,025,000 - 182 Sienna Park Drive Sw, Calgary

MLS® #A2249308

**\$1,025,000**

3 Bedroom, 3.00 Bathroom, 2,148 sqft

Residential on 0.17 Acres

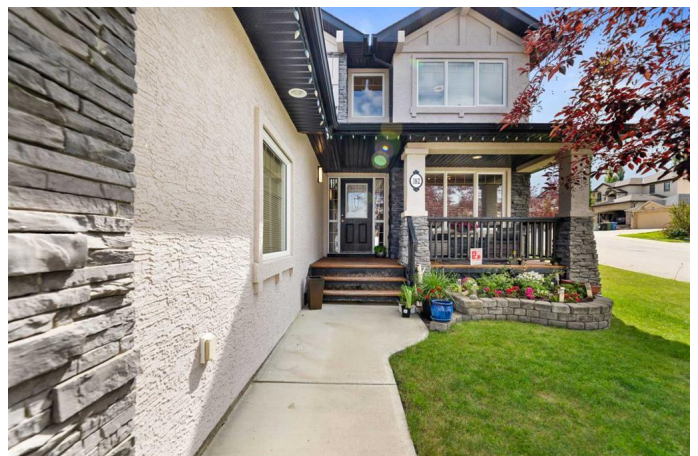
Signal Hill, Calgary, Alberta

From the moment you step inside, this stunning 2-storey, showstopper makes an impression. With soaring ceilings, open sightlines, and spaces designed for both lively entertaining and quiet retreats, it's the kind of home that just feels right. Do you desire to have a home and space for your teenagers or remote work?

This home has a great floor plan, 3 bedrooms, and a wide open main level. Upstairs, you'll find three good-sized bedrooms, the primary bedroom is a serene retreat, generous in space, with two full bathrooms upstairs. A main floor office offers a stylish, light-filled workspace for remote work or crafting, while the guest-friendly half bath ensures hosting is always easy, with AC to keep everyone cool in the warm summers.

The unspoiled basement is a rare gem, not just unfinished, but truly full of opportunity. Think: a home theatre, gym, man cave, guest suite, or that wine lounge you've been dreaming of. It's a clean slate with room to dream and grow.

Step outside into your own backyard sanctuary. With raised garden beds bursting with potential, this is a gardener's dream, especially if you love growing juicy tomatoes, fragrant garlic and flowers and irrigation. The beautifully maintained yard offers room to relax, play, and entertain under the stars. Top it all off with an extra-wide two-car garage, ideal for two vehicles, sports gear, and hobbies. This is the home for you that checks



every box and then some.  
Stylish, spacious, and filled with possibilities,  
this home is ready to wow. Offered below  
Appraised Value. Ready to step inside, book  
your showing now.

Walking distance to Ernest Manning High  
School, Rundle, Webber, Westside Rec  
Centre, Shopping, restaurants, and LRT or  
drive downtown in 15 minutes, easy access to  
Stoney Trail and the mountains.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249308    |
| Price          | \$1,025,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,148       |
| Acres          | 0.17        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 182 Sienna Park Drive Sw |
| Subdivision | Signal Hill              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 5H5                  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

|              |                                   |
|--------------|-----------------------------------|
| Parking      | Double Garage Attached, Oversized |
| # of Garages | 2                                 |

## Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks               |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Corner Lot, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Stucco, Wood Frame                      |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 52                |
| Zoning         | R-CG              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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