

**809, 1997 Sirocco Drive SW**  
**Calgary, Alberta**

**MLS # A2240477**



**\$315,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill            |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | Townhouse              |               |                   |
| <b>Size:</b>     | 873 sq.ft.             | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 1                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                    |                   |        |
|--------------------|--------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s)       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | \$ 583 |
| <b>Basement:</b>   | None               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Vaulted Ceiling(s) |                   |        |

**Inclusions:** none

Welcome to this adorable 1 bedroom 1 bathroom unit located in Cactus Ridge, in the desirable community of Signal Hill. Close to great amenities like West Market Square, Sunterra market, Starbucks and other local shops, easy transportation near the C-train station, and a friendly neighbourhood, this home is perfect for someone looking to downsize or even a first new home buyer. Pride of ownership is seen throughout this fresh and well maintained unit. Walking into the home you are greeted by a bright foyer, and entry up to your unit. The open concept features a bright open living space with lots of natural light together with wood burning fireplace and vaulted ceilings. Step outside to one of two balconies - this private and sheltered space will possibly become your favourite place to relax and escape the busy world. Good sized kitchen with plenty of cupboards and ample counter space. A cute dining area just off the kitchen makes visiting while meal prepping a breeze. The bedroom features high ceilings, large walk in closet and a second balcony. Finishing the home is an attached single car garage. This home is a must see for anyone looking for a bright and welcoming home at an amazing price! Don't hesitate and contact your Realtor today for a viewing!