

807, 1997 Sirocco Drive SW
Calgary, Alberta

MLS # A2309720



\$398,500

Division:	Signal Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 818
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Open house Saturday, May 16, 1-3 pm. Tucked away in the desirable Cactus Ridge complex in sought after Signal Hill, this beautifully maintained two bedroom, two bathroom townhome offers the perfect blend of comfort, warmth, and convenience. From the moment you step inside, the soaring vaulted ceilings, natural light, and inviting atmosphere create a true sense of home. Designed for easy everyday living and effortless entertaining, the spacious living room flows seamlessly into the large kitchen and dining area, while the charming wood burning fireplace adds warmth and character to the space. Enjoy peaceful mornings with coffee on the private balcony or unwind in the evening with views of the surrounding greenery. The spacious primary retreat is filled with natural light and features a generous walk-in closet, additional closet space, and a beautifully appointed ensuite. A second bedroom and full bathroom provide flexibility for guests, a home office, or additional living space. Complete with a single attached garage, this ideally located home is just minutes from Sunterra Market, Starbucks, shopping, restaurants, parks and convenient C Train access. Beautifully presented and exceptionally located, this is a rare opportunity to enjoy low maintenance living in one of Calgary's most desirable west side communities.