

# \$390,000 - 803, 1997 Sirocco Drive Sw, Calgary

MLS® #A2241636

**\$390,000**

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Cactus Ridge & this beautifully maintained upper-level bungalow-style townhome in the heart of Signal Hill, offering 1,165 sqft of light-filled living space with no neighbours above. Soaring VAULTED CEILINGS in every room create an airy, open atmosphere, while large windows flood the home with natural light. The spacious living area features a cozy WOOD-BURNING FIREPLACE, perfect for relaxing evenings. The generous primary bedroom boasts multiple closets and a 4-piece ensuite, while French doors open to a versatile second bedroom—ideal for a den or home office. A second full 3-piece bathroom is conveniently located next to the IN-SUITE LAUNDRY. Step out onto your private patio to enjoy your morning coffee or unwind after a long day. FRESHLY PAINTED and MOVE-IN READY, this home also includes an ATTACHED HEATED GARAGE for added convenience and there is additional parking available at a very reasonable rate! Condo fees include heat, water, insurance, and professional management—there's no furnace or hot water tank to maintain! Enjoy unbeatable access to amenities: just steps from the Sirocco LRT, Sunterra Market, and the shops and restaurants of West Market Square. You're also a short drive to downtown and the Westhills shopping and entertainment district. Or hop on your bike and explore the nearby Greenway Path along Sarcee. With quick access west to the mountains, this is



West Calgary living at its best!

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241636      |
| Price          | \$390,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,167         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 803, 1997 Sirocco Drive Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3E6                    |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Clubhouse, Party Room, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Single Garage Attached                 |
| # of Garages   | 1                                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor                                                                                                                    |
| Cooling           | None                                                                                                                        |

|                 |                           |
|-----------------|---------------------------|
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| Basement        | None                      |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Low Maintenance Landscape, Views |
| Roof              | Clay Tile                        |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 32               |
| Zoning         | M-C1             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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