

# \$317,000 - 809, 1997 Sirocco Drive Sw, Calgary

MLS® #A2240477

## \$317,000

1 Bedroom, 1.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

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!

Built in 1993

## Essential Information



MLS® #	A2240477
Price	\$317,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	873
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	809, 1997 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E6

### Amenities

Amenities	Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	58
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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