

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

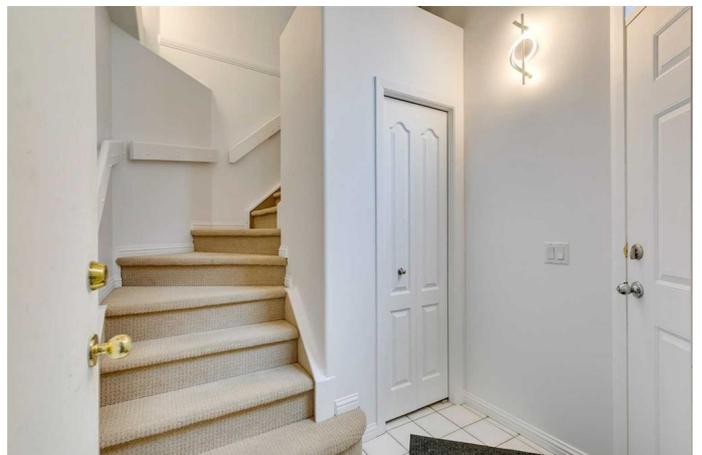
MLS® #A2241636

**\$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, Visitor Parking, Party Room
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Walk-In Closet(s), No Animal Home, Vaulted Ceiling(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	11
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Solutions
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