

606, 1997 Sirocco Drive SW  
Calgary, Alberta

MLS # A2275164



**\$400,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	On Golf Course, Private, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 820
<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>	Open Floorplan, Vaulted Ceiling(s)		

  

<b>Inclusions:</b>	NA
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Beautiful Town Home in a great LOCATION in the desirable community of Signal Hill! Corner unit with greenery all around. Conveniently located within walking distance to Sirocco Train Station!! 2 story townhome featuring an open floor plan with Character, vaulted ceilings & tons of natural light. Main level has an open kitchen with raised eating area, dining room & living room with a cozy wood burning fireplace. Spacious main level Master bedroom with bright vaulted ceilings, walk-in closet & ensuite bath with an additional external door. Patio door leads to a covered patio perfect for summer entertaining. Upstairs offers a cozy bonus room/Den, second bedroom & a full bathroom with laundry. The oversized single attached garage gives you plenty of additional storage space. This is a well managed property with condo fees covering heat and water and also offers a club house for residents use for private events. Conveniently located walking distance to C-train station, shopping, schools, restaurants and professional services. A Great Place to call Home!! Check out our 3D VIRTUAL TOUR to ease your decision making process