



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

803, 1997 Sirocco Drive SW  
Calgary, Alberta

MLS # A2241636



**\$390,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Signal Hill                      |        |                   |
| Type:     | Residential/Five Plus            |        |                   |
| Style:    | Bungalow                         |        |                   |
| Size:     | 1,167 sq.ft.                     | Age:   | 1993 (32 yrs old) |
| Beds:     | 2                                | Baths: | 2                 |
| Garage:   | Single Garage Attached           |        |                   |
| Lot Size: | -                                |        |                   |
| Lot Feat: | Low Maintenance Landscape, Views |        |                   |

|             |                                                                                                          |            |        |
|-------------|----------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | In Floor                                                                                                 | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                                                                                     | Sewer:     | -      |
| Roof:       | Clay Tile                                                                                                | Condo Fee: | \$ 804 |
| Basement:   | None                                                                                                     | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                                                                                       | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                                          | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |            |        |

Inclusions: N/A

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. 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!