



GRASSROOTS
REALTY GROUP

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

106, 1997 Sirocco Drive
Calgary, Alberta

MLS # A2242261



\$420,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,317 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Close to Clubhouse, Private | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 821 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s) | | |
| Inclusions: | Window Coverings | | |

MLS Description for 106, 1997 Sirocco Dr SW: Charming and well-maintained townhouse, recently renovated with new floors, trims, baseboards, and fresh paint. This home exudes character, featuring vaulted ceilings in the living room and primary suite that offer a lofted vibe, adding to its unique charm. The spacious bedrooms are oversized, providing plenty of room for comfort. Perfect for downsizers, young professionals, or small families, the primary bedroom on the main floor offers excellent accessibility, ideal for those avoiding stairs. The property is managed with ease in mind—low-maintenance, lock-and-leave, with a private courtyard for outdoor enjoyment. It has a single attached garage plus an additional assigned parking spot right outside. Conveniently located within walking distance to Sirocco Station, this home is perfect for busy lifestyles or frequent travellers. The vaulted ceilings and skylights flood the space with natural light, creating a bright, inviting atmosphere. Includes two full bathrooms, a versatile den that can serve as an office or guest room, and all condo utilities such as water and heat are covered in the fees. This is an excellent value and a fantastic opportunity in Calgary's west side!