



GRASSROOTS
REALTY GROUP

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**905, 1997 Sirocco Drive SW
Calgary, Alberta**

MLS # A2244513



\$420,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 937 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

| | |
|--------------------|--|
| Heating: | In Floor |
| Floors: | Carpet, Laminate |
| Roof: | Clay Tile |
| Basement: | None |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Built-in Features, Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s) |

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|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 662 |
| LLD: | - |
| Zoning: | M-C1 |
| Utilities: | - |

Inclusions: Garage Shelves and Primary Bedroom Closet Organizer

Welcome to one of the nicest units in the sought-after development of Cactus Ridge! This END UNIT bungalow features VAULTED ceilings, tons of windows and an east facing BALCONY for sun-soaked morning coffees! Lots of parking with an attached single garage, large driveway, and visitor parking right next door. The kitchen, dining room and living room are super bright and functional with an open plan and cozy WOOD BURNING FIREPLACE. The primary bedroom is located at the rear of the unit and includes a double walk-through closet and four-piece ensuite. The second bedroom can easily double as a den or office space. Tons of recent updates throughout with new carpet, professionally painted cabinets and walls, vanity tops, and more! This unit also features IN FLOOR HEATING that is included in your monthly condo fee of \$651.50. Seller is currently leasing a second parking stall for \$25 per month that could be available to the new owner (stall number 2 just SE of the unit). Cactus Ridge is in the SW of Calgary just a short walk to West Market Square and the West LRT for quick access to the downtown core. Also located close by is West Hills and Signal Hill shopping areas PLUS numerous access points for easy commuting around the city and west to the mountains. Call today to schedule your private viewing!