



GRASSROOTS
REALTY GROUP

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

904, 1997 Sirocco Drive SW
Calgary, Alberta

MLS # A2261177



\$400,000

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Other, Paved, Rectangular Lot		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 804
Basement:	None	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Is this THE BEST PRICED TOP-FLOOR, PET FRIENDLY BUNGALOW TOWNHOME WITH AN ATTACHED GARAGE in all of Signal Hill?! We sure think so! Why keep paying rent when you can move in and start building equity immediately? Welcome to Cactus Ridge in the very heart of SW Calgary. Forget about having to update and upgrade an old apartment unit for months on end and enjoy —from the moment you move in— this very TASTEFULLY UPDATED & UPGRADED, open-floor plan layout combining soaring vaulted ceilings in both a stylish living room & dining room, AND a generous-sized, well illuminated, and granite-clad modern kitchen beside them. Look just past the dining table and find one of our favourite features of the home, the MASSIVE SOUTH-FACING BALCONY. One of the largest decks you will find within the complex and within an interior location. Within this bungalow's near 1150 sq ft of developed space you can find also TWO MASSIVE BEDROOMS, one of which is conveniently used as an office at the moment for those with a hybrid schedule or 100% work from home needs. Forget about a desk tucked away in a dark corner of your home, your future home office has 10+ vertical feet of windows, creating a phenomenal workspace for both computer-intensive or creative roles alike. Like all other spaces within, your primary bedroom is also oversized, both with a large walk-through closet and an ensuite boasting a new bathroom cabinet and sink. Further adding to the rarity and noteworthiness of this unit, your CONDO FEES INCLUDE HEAT!, which makes the in-floor heating all the more appealing and allows you to relax and enjoy the cool winter months. Did we mention its excellent location?! easy access to the mountains for all your outdoor needs, as well as unlimited paths, green spaces, & walkways abound. Find

near immediate access to both Sarcee, Stoney Trail, and a 10 minute walk to the LRT line too for wherever work may take you
—as well as schools, amenities, and services nearby. One of the best listings to hit the market in recent months, book a showing
with your Realtor of choice today!