



**GRASSROOTS**  
REALTY GROUP

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606, 1997 Sirocco Drive SW  
Calgary, Alberta

MLS # A2275164



**\$400,000**

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

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 820
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: NA

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