



**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