



207, 1997 Sirocco Drive SW  
Calgary, Alberta

MLS # A2287691



**\$424,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Garden, Gentle Sloping		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 825
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to Cactus Ridge in Signal Hill, a quiet enclave known for its mature landscaping and walkable west-side convenience. This residence is defined by volume and light. Vaulted ceilings and expansive windows draw the outdoors in, creating an open living space that feels both spacious and relaxed. The living room centers around a classic wood-burning fireplace and looks onto surrounding green space, offering privacy and a calm outlook rarely found in condominium living. The thoughtful layout includes two bedrooms and two full bathrooms with comfortable separation, well suited for guests or a dedicated office. A rear balcony overlooks the seasonal garden and connects to a large private storage room ,( 25 sq feet over and above the square footage of the unit) The building's timeless stucco exterior and clay tile roof give it enduring character, while the private attached garage with heated floors adds everyday practicality through the winter months. From your door, Sunterra Market and West Market Square are an easy five minute walk. Parks and pathways are throughout the neighbourhood, with quick access to downtown via 17th Avenue and Sarcee Trail. A refined, low-maintenance home in one of Calgary's most established westside communities, ideal for those who value quiet surroundings, natural light and effortless living.