



**606, 1997 Sirocco Drive SW  
Calgary, Alberta**

**MLS # A2298371**



**\$400,000**

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

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Clay Tile

**Basement:** None

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 820

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**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