



207, 1997 Sirocco Drive SW
Calgary, Alberta

MLS # A2299555



\$420,000

Division:	Signal Hill		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,221 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Heated Garage, Insulated, See Ren		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Lawn, Many Trees		

Heating:	In Floor, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 825
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to Cactus Ridge in Signal Hill, an exclusive enclave tailored for executive living with mature landscaping and unbeatable west-side convenience. This premier upper-level stacked townhouse is defined by open spaces and sophisticated natural light. Vaulted ceilings and expansive windows draw the outdoors in, creating an airy, open atmosphere perfect for both relaxation and entertaining. The living room serves as a refined focal point, anchored by a classic wood-burning fireplace and easy access to your private balcony. The thoughtful floor plan provides two generous bedrooms and two full bathrooms, offering the ideal separation for a sophisticated home office or guest accommodations. Modernized with executive comfort in mind, the home features stylish new wardrobe hardware, a custom mirrored entrance panel with integrated shelving, as well as designer blinds on all windows. The kitchen is equipped with a suite of new appliances, while the master suite has been upgraded with new electrical outlets and custom closet shelving. Luxurious comfort is provided by underfloor heating that extends from the living areas to the private attached garage, ensuring a dust-free environment and warm transitions during Calgary seasonal changes. Smart home security enhancements include a numeric code entry and a comprehensive camera system at the front door, balcony, and garage. For added convenience, you assigned stall is directly beside the unit, and ample visitor parking makes hosting your guests even easier. Beyond the interior, a private rear balcony overlooks a meticulously maintained seasonal garden and provides access to a 25-square-foot private storage room. Residents also enjoy the amenities of a private clubhouse, ideal for hosting private events. Located just a five-minute stroll from Sunterra Market and West Market

Square, and minutes from the paths of the Bow River, this home offers a low-maintenance, executive lifestyle in one of the city's most established communities. All premium furniture and décor are available for separate purchase to ensure a seamless move-in experience.