



**604, 1997 Sirocco Drive SW
Calgary, Alberta**

MLS # A2304547



\$424,900

Division:	Signal Hill		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Few Trees		

Heating:	Boiler, In Floor	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 746
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this beautifully renovated bungalow-style townhome in the heart of Calgary. Situated in Signal Hill and offering 1,036 square feet and heated single attached garage. Thoughtfully designed living space, exceptional 2-bedroom home showcases approximately \$135,000 in high-quality renovations completed approximately 10 years ago. Step inside to discover a wood burning fireplace, custom milled cherry cabinetry with display glass, granite countertops, and a full stainless steel appliance package in the kitchen—perfectly blending style and functionality. Durable large format tile runs throughout the home, adding a sleek, cohesive feel. The versatile second bedroom features double solid core doors, making it ideal as a den, home office, or guest space. Enjoy seamless indoor-outdoor living with a fully enclosed main floor patio—perfect for relaxing year-round. Additional highlights include a single attached garage and a prime location backing onto a peaceful green space, complete with an apple tree and surrounded by beautiful apple trees throughout the complex. Conveniently situated close to LRT 69 Station, bus access, Sunterra Market, and a variety of boutique shops. This home offers the perfect balance of comfort, style, and accessibility. Don't miss this unique opportunity to own a turn-key property in a highly desirable location with a 12 minute commute to downtown.