

# \$315,000 - 809, 1997 Sirocco Drive Sw, Calgary

MLS® #A2240477

**\$315,000**

1 Bedroom, 1.00 Bathroom, 873 sqft

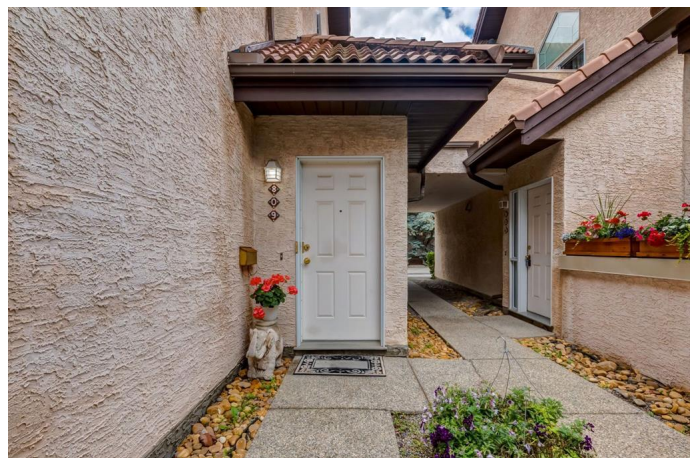
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to this adorable 1 bedroom 1 bathroom unit located in Cactus Ridge, in the desirable community of Signal Hill. Close to great amenities like West Market Square, Sunterra market, Starbucks and other local shops, easy transportation near the C-train station, and a friendly neighbourhood, this home is perfect for someone looking to downsize or even a first new home buyer. Pride of ownership is seen throughout this fresh and well maintained unit. Walking into the home you are greeted by a bright foyer, and entry up to your unit. The open concept features a bright open living space with lots of natural light together with wood burning fireplace and vaulted ceilings. Step outside to one of two balconies - this private and sheltered space will possibly become your favourite place to relax and escape the busy world. Good sized kitchen with plenty of cupboards and ample counter space. A cute dining area just off the kitchen makes visiting while meal prepping a breeze. The bedroom features high ceilings, large walk in closet and a second balcony. Finishing the home is an attached single car garage. This home is a must see for anyone looking for a bright and welcoming home at an amazing price! Don't hesitate and contact your Realtor today for a viewing!

Built in 1993

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2240477      |
| Price          | \$315,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 873           |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 809, 1997 Sirocco Drive Sw |
| Subdivision | Signal Hill                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 3E6                    |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Visitor Parking, Clubhouse |
| Parking Spaces | 1                          |
| Parking        | Single Garage Attached     |
| # of Garages   | 1                          |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                                                                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fireplace(s)                                                                                                                        |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                                        |
| Basement          | None                                                                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Lot Description   | See Remarks        |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 90              |
| Zoning         | M-C1            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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