

\$394,900 - 503, 1997 Sirocco Drive Sw, Calgary

MLS® #A2173194

\$394,900

2 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Great value in this 2 bed 2 bath townhome situated in a prime location in popular Signal Hill! Steps to the LRT station, Sunterra market, various shopping and dining options and greenbelt pathways. Minutes to the downtown core, Westhills shopping/entertainment district and a quick exit west to the mountains. Large windows and vaulted ceilings highlight the bright open floorplan. Spacious main living area is highlighted by the wood burning fireplace. Sliding patio door leads the oversized private south balcony. The adjacent dining room will accommodate a large dining set. Generous kitchen offers ample counter and cabinet space. Convenient same level laundry. The primary suite is complete with a 5-piece ensuite with two separate vanities and two separate closets including one walk-in. French doors lead to the well sized second bedroom/den/flex room. A second full bathroom completes this unit. Bonus single attached heated garage! An affordable, total package home in an A+ location.

Built in 1993

Essential Information

MLS® #	A2173194
Price	\$394,900
Sold Price	\$390,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,175
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	503, 1997 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E6

Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 16th, 2024
Days on Market	31
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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