



**GRASSROOTS**

REALTY GROUP

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207, 1997 Sirocco Drive SW  
Calgary, Alberta

MLS # A2302648

**\$409,900**



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

<b>Heating:</b>	In Floor, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 825
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

Wake up in Cactus Ridge and the first thing you notice is the light. Vaulted ceilings and oversized windows pull sun straight through the main floor &mdash; the kind of quiet, bright space that makes a Saturday morning coffee last twice as long. This upper-level stacked townhouse in Signal Hill overlooks Optimistic Park instead of a neighbour's window. That view is one of the reasons the current owners bought it. A wood-burning fireplace anchors the living room, and the whole space opens to a private balcony with a 25 sq ft storage room tucked off to the side. 1,221 sq ft, two bedrooms, two full bathrooms, and a floor plan that separates the primary from the second bed &mdash; the setup works for a dedicated home office, a guest room, or in-laws who stay a weekend. The primary has a 4-piece ensuite, walk-in closet, and a replaced bedroom window. The second bedroom sits across the plan with its own 3-piece bath. Underfloor heating runs through the entire home and into the attached garage. Warm floors from November through April, a low-dust, low-allergen environment, and a car you don't have to scrape at 7 a.m. in February. Recent updates from the sellers: full kitchen appliance package, washer and dryer, keypad front entry, security cameras at the door, balcony, and garage, a camera doorbell, new faucets and showerheads in both baths, LED stair lighting, digital thermostat, and new blinds on every window. Both bedroom windows have also been replaced. The home is pet-free and smoke-free &mdash; something allergy-sensitive buyers notice the moment they walk in. Outside the door: Sunterra Market, Starbucks, West Market Square, medical, dental, pharmacies, and the Bow River pathways are all inside a five-minute walk. Signal Hill and West Hills Shopping Centres are seven minutes by car. The complex has a private clubhouse

residents actually use for gatherings, plus allocated parking directly beside the unit and ample visitor stalls. Move-in ready, with all furniture and décor available for separate purchase. Book a private showing or catch the open house.