



GRASSROOTS

REALTY GROUP

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206, 1997 Sirocco Drive SW
Calgary, Alberta

MLS # A2304817



\$454,900

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,313 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 796
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Slab	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Primary Downstairs, Recreation Facilities, See Remarks, Stone Counters

Inclusions: N/a

Immaculate fully renovated townhouse with main floor primary bedroom and ensuite. Radiant in floor heat throughout. Living room features dramatic vaulted ceilings, a real wood burning fireplace and access to one of two patios. Kitchen features floor to ceiling cabinets with granite counters & porcelain tile, Blanco sink and a breakfast bar. The star of the show is the real pressed tin ceiling that flows through the kitchen and dining area. Vaulted ceilings carry into the Primary bedroom with large windows. Primary ensuite features a walk in shower with Grohe taps and bench, dual vanities and a walk in closet. Upstairs features another bedroom, a full bathroom and a den that could easily be converted into a third bedroom. Heated oversized single garage with additional driveway parking. Pet Friendly complex features a clubhouse with BBQ patio. Walking distance to Sirocco C-train station, shopping and dining.