



**404, 1997 Sirocco Drive SW
Calgary, Alberta**

MLS # A2323178



\$429,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,071 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 746 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Open Floorplan, Primary Downstairs, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

Beautifully maintained bungalow-style townhome in the highly desirable community of Signal Hill. Offering thoughtfully designed single-level living — all on the main floor with no stairs — this home combines comfort, convenience, and a low-maintenance lifestyle in one of Calgary's most sought-after westside locations. The bright and spacious main floor features an open-concept layout with a generous living room, dedicated dining area, and a well-appointed kitchen with ample cabinetry and workspace. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout, while in-floor heating adds year-round comfort underfoot. The primary retreat offers a spacious bedroom, walk-in closet, and a luxurious 5 pc ensuite. A second bedroom and full 3 pc bathroom provide excellent flexibility for guests, family, or a home office. Convenient main-floor laundry adds to the ease of everyday living. Step outside to enjoy the large private patio, measuring over 14' x 14' — perfect for morning coffee, outdoor dining, or relaxing with friends and family. The oversized single attached garage features its own in-floor heating and provides plenty of room for parking and storage, while the driveway offers additional off-street parking. This pet-friendly complex is known for its welcoming atmosphere and excellent amenities, including a resident clubhouse with a BBQ patio area for social gatherings and community events. Located just minutes from Sirocco Station, the Westside Recreation Centre, Sunterra Market, shopping, restaurants, parks, and walking pathways, this is an exceptional opportunity to enjoy maintenance-free, single-level living in a prime Signal Hill location.