



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

604, 1997 Sirocco Drive SW
Calgary, Alberta

MLS # A2329589



\$410,000

Division:	Signal Hill		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Back Lane		

Heating:	Boiler, In Floor	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 746
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	Garage door remotes		

Welcome to this beautifully renovated bungalow-style townhome, perfectly nestled in the highly desirable community of Signal Hill. Offering 1,036 square feet of thoughtfully designed single-level living, a heated attached garage, and a peaceful setting backing onto lush green space, this exceptional home is the perfect blend of comfort, quality, and convenience. Extensively renovated 10 years ago with approximately \$135,000 in high-quality upgrades, every detail has been carefully considered. Rich custom-milled cherry cabinetry with elegant glass display accents, granite countertops, and stainless steel appliances create a timeless kitchen designed for both everyday living and entertaining. Large-format tile flooring extends throughout the home, providing a sophisticated look that is both stylish and durable. The inviting living room is centred around a granite faced cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The spacious primary bedroom offers a peaceful retreat, while the second bedroom—featuring double solid-core doors—provides exceptional flexibility as a guest room, home office, or den. One of the home's standout features is the fully enclosed patio, offering a private space to enjoy your morning coffee, unwind with a good book, or entertaining friends. Backing onto beautifully landscaped green space dotted with mature apple trees, the setting is tranquil, private, and picturesque. Ideally located just minutes from the 69 Street LRT Station, public transit, Sunterra Market, restaurants, cafés, boutique shopping, parks, and walking paths, this home also offers a quick 12-minute commute to downtown Calgary. There is a Clubhouse with a BBQ patio which is a perfect space to entertain your guests. The condo fees include almost all utilities with the exception of Electricity. Beautifully updated, impeccably

maintained, and move-in ready, this is a rare opportunity to own a turn-key bungalow villa in one of Calgary's most sought-after communities.