

**503, 1997 Sirocco Drive SW**  
**Calgary, Alberta**

**MLS # A2173194**



**\$394,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Treed		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** None

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.