

**1002, 1997 Sirocco Drive SW  
Calgary, Alberta**

**MLS # A2199025**



**\$385,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 662
<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>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Welcome to Cactus Ridge in upscale Signature Park! Don't miss your chance to own this beautiful 2 bedroom and 2 bathroom unit in an EXCELLENT LOCATION!!! TWO blocks from the West End LRT, 1 block away from Sunterra Market, restaurants and other businesses. This pride of ownership unit features the best layout in the complex. You wont get disappointed as you step into the front door as you are greeted with soaring vaulted ceilings, all flooded with natural light from the large windows on both sides because of the corner lot and a wood burning fireplace. This has a great feel and spacious! The new kitchen features soft close cabinets, quartz counters, farmhouse style sink, and a custom stone feature wall. The balcony off the living room feels very private! Master ensuite features custom tile work and lots of storage. The four piece bath is conveniently located for guests and features the same tile. As well there is insuite laundry. The heated garage is 20'10"x 11'11". The complex itself has a clubhouse and patio for social events. You will not be disappointed with this home!