$400,000 - 904, 1997 Sirocco Drive Sw, Calgary

MLS® #A2261177

$400,000
2 Bedroom, 2.00 Bathroom, 1,136 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SATURDAY OCTOBER 18TH 11AM-1PM Is this THE BEST PRICED TOP-FLOOR, PET FRIENDLY BUNGALOW TOWNHOME WITH AN ATTACHED GARAGE in all of Signal Hill?! We sure think so! Why keep paying rent when you can move in and start building equity immediately? Welcome to Cactus Ridge in the very heart of SW Calgary. Forget about having to update and upgrade an old apartment unit for months on end and enjoy â€"from the moment you move inâ€" this very TASTEFULLY UPDATED & UPGRADED, open-floor plan layout combining soaring vaulted ceilings in both a stylish living room & dining room, AND a generous-sized, well illuminated, and granite-clad modern kitchen beside them. Look just past the dining table and find one of our favourite features of the home, the MASSIVE SOUTH-FACING BALCONY. One of the largest decks you will find within the complex and within an interior location. Within this bungalow's near 1150 sq ft of developed space you can find also TWO MASSIVE BEDROOMS, one of which is conveniently used as an office at the moment for those with a hybrid schedule or 100% work from home needs. Forget about a desk tucked away in a dark corner of your home, your future home office has 10+ vertical feet of windows, creating a phenomenal workspace for both computer-intensive or creative roles alike. Like all other spaces within, your primary bedroom is also oversized, both with a large walk-through closet and an ensuite boasting a

new bathroom cabinet and sink. Further adding to the rarity and noteworthiness of this unit, your CONDO FEES INCLUDE HEAT!, which makes the in-floor heating all the more appealing and allows you to relax and enjoy the cool winter months.
Did we mention its excellent location?! easy access to the mountains for all your outdoor needs, as well as unlimited paths, green spaces, & walkways abound. Find near immediate access to both Sarcee, Stoney Trail, and a 10 minute walk to the LRT line too for wherever work may take you â€”as well as schools, amenities, and services nearby. One of the best listings to hit the market in recent months, book a showing with your Realtor of choice today!

Built in 1993

Essential Information

MLS® #	A2261177
Price	$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	904, 1997 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3H 3E6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Level, Other, Paved, Rectangular Lot
Roof	Clay Tile
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	eXp Realty

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