

203, 1997 Sirocco Drive SW
Calgary, Alberta

MLS # A2167335



\$414,900

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1993 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 804
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

Beautiful 2 bed 2 bath townhome in desirable Signal Hill! Conveniently located just a 7-minute walk to Sunterra Market and Sirocco LRT station plus a quick 20-minute train ride downtown. The front entryway and single attached garage are on the ground floor. Step up to the bright and open plan bungalow-style home with the main living area, bedrooms, and bathrooms all on the same level with soaring vaulted ceilings in most of the home. The large kitchen offers pristine white cabinetry, stainless steel appliances, corner pantry, tile floor, a raised stool bar, and plenty of counterpace. A spacious dining area with room for a large table. Generous living room with a wood burning fireplace. French doors off the living room lead to the second bedroom with large East-facing windows. The impressive primary suite has a walk-in closet plus another double closet, a 5-pce ensuite with a bonus second vanity and sink separate from the tub/shower. A 3-pce main bathroom has a shower and both bathrooms have new low flow toilets. Convenient main floor laundry. Laminate flooring in the main living area and 2nd bedroom, carpet in the primary, and in-floor heat throughout. Step out to a private East-facing deck with a great sunrise view over the City! No furnace or hot water tank to maintain. Condo fees include heat, water, and recycling too.