

\$420,000 - 905, 1997 Sirocco Drive Sw, Calgary

MLS® #A2244513

\$420,000

2 Bedroom, 2.00 Bathroom, 937 sqft

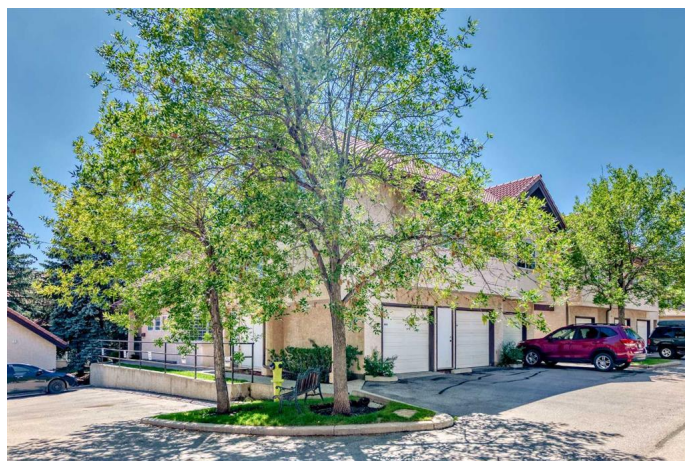
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to one of the nicest units in the sought-after development of Cactus Ridge! This END UNIT bungalow features VAULTED ceilings, tons of windows and an east facing BALCONY for sun-soaked morning coffees! Lots of parking with an attached single garage, large driveway, and visitor parking right next door. The kitchen, dining room and living room are super bright and functional with an open plan and cozy WOOD BURNING FIREPLACE. The primary bedroom is located at the rear of the unit and includes a double walk-through closet and four-piece ensuite. The second bedroom can easily double as a den or office space. Tons of recent updates throughout with new carpet, professionally painted cabinets and walls, vanity tops, and more! This unit also features IN FLOOR HEATING that is included in your monthly condo fee of \$651.50. Seller is currently leasing a second parking stall for \$25 per month that could be available to the new owner (stall number 2 just SE of the unit). Cactus Ridge is in the SW of Calgary just a short walk to West Market Square and the West LRT for quick access to the downtown core. Also located close by is West Hills and Signal Hill shopping areas PLUS numerous access points for easy commuting around the city and west to the mountains. Call today to schedule your private viewing!

Built in 1993

Essential Information



MLS® #	A2244513
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	905, 1997 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E6

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
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Lot Description	Landscaped
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	M-C1

Listing Details

Listing Office	Greater Calgary Real Estate
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