

# \$420,000 - 106, 1997 Sirocco Drive, Calgary

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MLS® #A2242261

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,317 sqft

Residential on 0.00 Acres

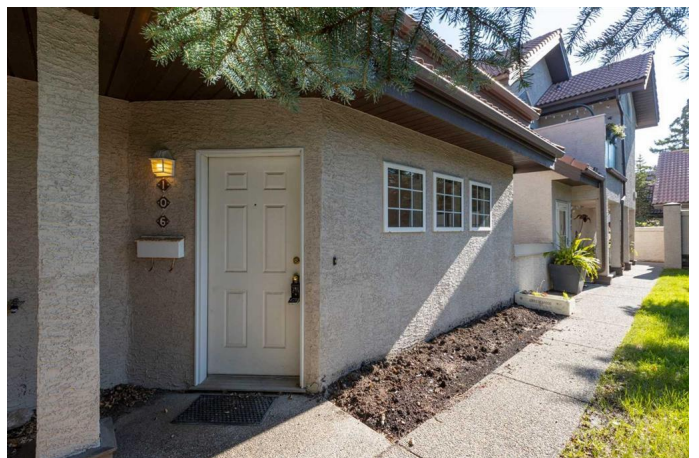
Signal Hill, Calgary, Alberta

MLS Description for 106, 1997 Sirocco Dr SW:

Charming and well-maintained townhouse, recently renovated with new floors, trims, baseboards, and fresh paint. This home exudes character, featuring vaulted ceilings in the living room and primary suite that offer a lofted vibe, adding to its unique charm. The spacious bedrooms are oversized, providing plenty of room for comfort. Perfect for downsizers, young professionals, or small families, the primary bedroom on the main floor offers excellent accessibility, ideal for those avoiding stairs. The property is managed with ease in mind—low-maintenance, lock-and-leave, with a private courtyard for outdoor enjoyment. It has a single attached garage plus an additional assigned parking spot right outside. Conveniently located within walking distance to Sirocco Station, this home is perfect for busy lifestyles or frequent travellers. The vaulted ceilings and skylights flood the space with natural light, creating a bright, inviting atmosphere. Includes two full bathrooms, a versatile den that can serve as an office or guest room, and all condo utilities such as water and heat are covered in the fees. This is an excellent value and a fantastic opportunity in Calgary's west side!

Built in 1993

## Essential Information



MLS® #	A2242261
Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,317
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	106, 1997 Sirocco Drive
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E6

### Amenities

Amenities	Recreation Room
Parking Spaces	2
Parking	Single Garage Attached, Stall
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Private
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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