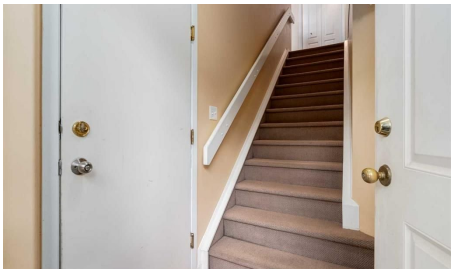
702 1997 Sirocco Drive SW

Calgary | Active | MLS® A2343093

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1994**	**1,003 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Top floor, corner unit, pet friendly, close to downtown, quick access to the mountains. This fantastic 1000+sqft townhouse features 17’ vaulted ceilings, an open concept main area and a secluded east facing patio. The highlight of the living area is a WOOD BURNING fireplace with a custom surround. 2 bedrooms and 2 full bathrooms offers plenty of flexibility for those that need a extra bedroom or a home office. In unit laundry makes life easy. This unit also features radiant in floor heat throughout, ensuring even heating during the cold months. This unit also features your own heated oversized single garage, saving you from scraping car windows on winter mornings while also having room for all sorts of outdoor gear. Cactus Ridge also features a sizeable party room that has a outdoor patio with gas grill, an indoor full kitchen, a bathroom and a sizeable fireplace in the main area for gathering and celebrating special occasions. This location is unbeatable being close to downtown whether by car or by 5 minute walk to the Sirocco C-Train station. Further notable amenities within walkable distance are Sunterra Market, as well as West Hills shopping centre.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343093
Bedrooms	2
Bathrooms	2
Year Built	1994
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	1,003 sq. ft.
Condo Fee:	$661.31

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East, South
Floor Location:	Top
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1994 (Age: 32)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9410828
Heating:	In Floor
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Cork, Linoleum

Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cactus Ridge
Community:	Signal Hill
Amenities:	Clubhouse, Party Room, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, See Remarks
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 10'8" × 8'11" ·
Main Floor	Dining Room · 11' × 10'3" ·
Main Floor	Kitchen · 11' × 9' ·
Main Floor	Living Room · 15'9" × 11'8" ·
Main Floor	Bedroom - Primary · 14'8" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Beamed Ceilings, Chandelier, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Close to Clubhouse
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/702-1997-sirocco-drive-sw-calgary-a2343093/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.