



THE
A-TEAM

**RE/MAX
FIRST**

2036 SIROCCO Drive, Calgary T3H 2M9

MLS®#: **A2120009**

Area: **Signal Hill**

Listing Date: **04/25/24**

List Price: **\$724,998**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**
Lot Information
Lot Sz Ar: **6,598 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,748**
Low Sqft:
Ttl Sqft: **1,748**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`0" x 13`6"
Kitchen	Main	15`9" x 15`2"
Bedroom - Primary	Upper	13`8" x 11`8"
Bedroom	Upper	11`8" x 8`5"
4pc Bathroom	Upper	
Laundry	Main	8`2" x 7`7"

Room	Level	Dimensions
Family Room	Main	13`11" x 12`3"
Dining Room	Main	12`0" x 9`7"
Bedroom	Upper	14`6" x 8`0"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C1

Legal Desc:

8810155

Remarks

Pub Rmks:

*****Home Sweet Home!!! Amazing Location any family would dream for! In a Desirable Community of Signal Hill SW conveniently close to everything including all levels Schools , C-Train Station, Westside Rec Centre, Sunterra Market, West Hills and Aspen Landing. The House is located across from a huge green Space and just two minutes away from the LRT station. It is also only 5 min to Ernest Manning High School one of the Top-Ranking High School in Calgary And its 15 min to Downtown & U of C .As you enter the home you are greeted with a large, vaulted foyer to entertain your guest with huge formal Dinning area and living room with vaulted ceilings. The main floor also has a huge family room with fireplace to keep the family warm during the cold winter season. The Spacious Kitchen with beautiful granite countertops overlooks a private huge backyard that you can enjoy all summer long. The main floor also has a laundry room and a guest bathroom for your convenience. Upstairs you will find French door style master bedroom w/ensuite and jetted tub, a full bath and 2 additional good-sized bedrooms. The basement is partially finished should you wish to add more living space. Don't forget the house has an oversized Double Car Garage with a huge driveway. Book your showing today as there are limited times available to respect the tenants.**

Inclusions:

Shed

Property Listed By:

RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









