

# \$799,000 - 208 Sirocco Place Sw, Calgary

MLS® #A2196424

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,808 sqft  
Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

## Modern Elegance in Signal Hill

Discover contemporary living in the heart of Signal Hill with this architecturally stunning residence. Designed for the discerning homeowner, this property seamlessly blends modern aesthetics with functional design.

**Key Features:** Open-Concept Living: The expansive main floor boasts soaring ceilings and rich hardwood floors, creating a bright and inviting atmosphere. Gourmet Kitchen: Equipped with top-of-the-line stainless steel appliances, sleek quartz countertops, and a spacious island, this kitchen is a chef's dream. Luxurious Master Suite: Retreat to the master bedroom featuring a spa-inspired ensuite with a deep soaking tub, glass-enclosed rain shower, and dual vanities. Smart Home Integration: Control lighting, climate, and security with ease using the integrated smart home system. Outdoor Oasis: The west-facing backyard offers a large deck perfect for entertaining, complemented by a meticulously landscaped garden. Situated in a family-friendly community, this home is just minutes away from top-rated schools, lush parks, trendy shopping centers, and efficient public transit options. Experience the perfect blend of modern design and convenient living in Signal Hill. Schedule your private tour today and envision your new lifestyle.

Built in 1989



## Essential Information

MLS® #	A2196424
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,808
Acres	0.11
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	208 Sirocco Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2N4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Brush, Front Yard, Lawn, Treed
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	42
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.