

\$950,000 - 2297 Sirocco Drive Sw, Calgary

MLS® #A2258389

\$950,000

2 Bedroom, 3.00 Bathroom, 1,569 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

Fabulous Walkout Bungalow with Stunning Mountain & Valley Views!

This beautifully designed walkout bungalow offers everything you need on the main floor, paired with bright, open spaces and incredible southwest mountain and valley vistas. Step inside to soaring vaulted ceilings, large windows, and a welcoming layout filled with natural light. The living room, kitchen, and primary bedroom all frame those breathtaking views. The spacious dining room is ideal for family gatherings, while the cozy 3-sided fireplace brings warmth to the living room, kitchen, and nook. A second bedroom (or den) on the main level adds flexibility to suit your lifestyle.

The primary retreat features a walk-in closet, big windows, and a sun-filled ensuite complete with a jetted tub. Enjoy year-round outdoor living with a covered deck off the kitchen—perfect for barbecuing—even in winter.

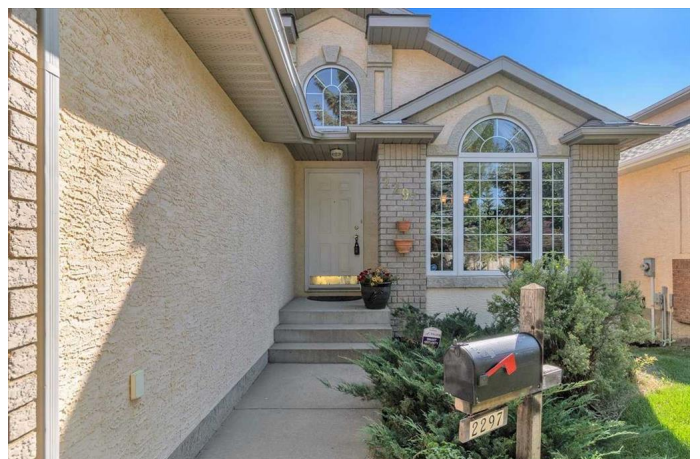
The fully developed walkout level boasts 9-ft ceilings, huge windows, a large family room with fireplace, generous bedroom, and a full 3-piece bath—ideal for guests. A large utility room with plenty of storage.

Outside, you™ll find both a covered patio for shade and a sunny lower patio for soaking in the views.

Great curb appeal

Close to recreation, shopping, golf, and an easy drive to the mountains

This home truly has it all—bright, spacious,



and perfectly positioned to take in those
fabulous mountain and valley views!

Built in 1996

Essential Information

MLS® #	A2258389
Price	\$950,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,569
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2297 Sirocco Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Family Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR 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.