

# \$475,000 - 46 Simcoe Place Sw, Calgary

MLS® #A2250429

**\$475,000**

2 Bedroom, 3.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Signal Hill, Calgary, Alberta

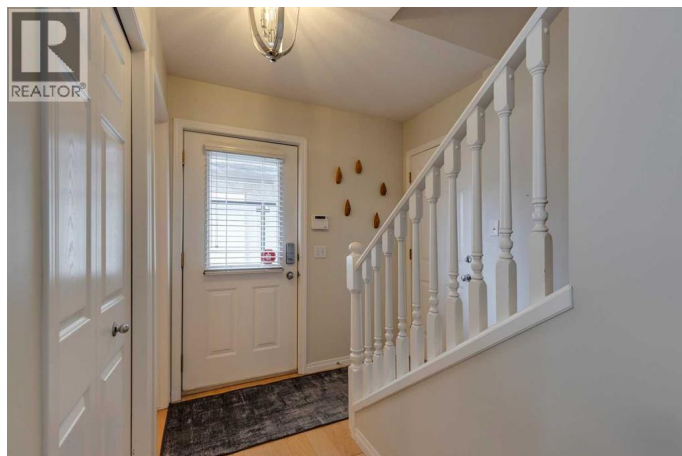
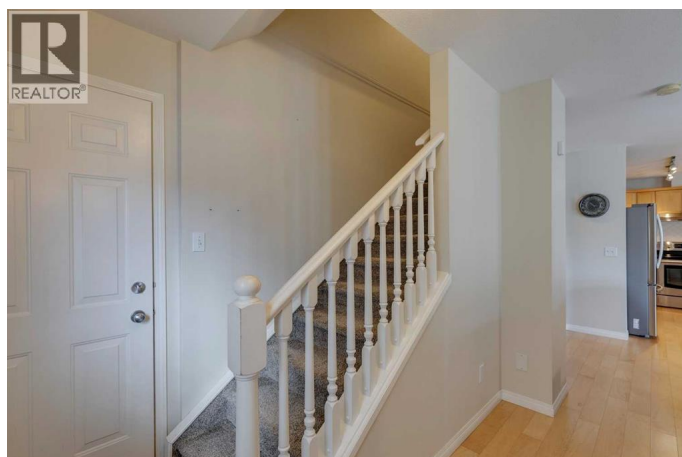
OPEN HOUSE SUNDAY SEPT 21 1-3PM.

This updated townhome in Stonehurst Place has the kind of upgrades youâ€™ll love right away â€“ engineered hardwood on the main floor, a kitchen with granite counters, newer appliances, and a 3 sided fireplace that ties the living and dining spaces together. Morning coffee is even better on your east-facing deck overlooking green space. Upstairs offer a primary suite with a massive walk-in closet and private 4 piece ensuite. A second bedroom and 4 piece bath. Downstairs adds function with laundry, storage, and a new hot water tank installed in 2023. Add in the attached garage, low condo fees and this one is tough to beat. The location seals the deal â€“ steps to schools, recreation, and transit/LRT, with Aspen Landing and West Market Square just minutes away. Whether itâ€™s downtown in ten or out of town in ten, this spot makes life easy. (id:6289)

Built in 2000

## Essential Information

Listing #	A2250429
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,118
Acres	0.00



Year Built	2000
Type	Single Family
Sub-Type	Bare Land Condo

### Community Information

Address	46 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H4T8

### Amenities

Amenities	Schools, Shopping
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Charles
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