

\$995,000 - 120 Simcoe Close Sw, Calgary

MLS® #A2262709

\$995,000

4 Bedroom, 4.00 Bathroom, 1,857 sqft

Single Family on 0.12 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE â€“ Sat October 11 (12-2pm)
LOCATION ALERT!! A quiet crescent in Signal Hill, backing the playing fields, adjacent the Westside Rec Centre, steps to the West LRT and Ernest Manning HS, a short walk to Battalion Park Schoolâ€“. A FANTASTIC LOCATION! Enjoy your evenings on the deck, with no neighbours behind, send the kids to kick a ball in the field behind, sneak out the back gate for your workout at the Westside Rec, or to see your kids off to school in the morningâ€“ there is a lot to LOVE about this location. This two storey home offers 2730 sq ft over three levels, a wonderful space to call home. On the main you will enjoy the Great Room in back, overlooking the playing fields â€“ PRIVATE & QUIET! The kitchen is designed for entertaining with its center island breakfast bar, and generous dining nook, granite counters and s/s appliances including a gas stove. There is also a living room (or dining room) at the entrance, under a 17â€™TM cathedral ceiling, with a south exposure â€“ WARM & BRIGHT! The sweeping staircase leads you upstairs where you will find the primary retreat behind French doors, overlooking the fields behind, where you will enjoy a lounge area and full 5pc en suite. There is a second bedroom up, which also features a full en suite PLUSâ€“ two additional beds down. The lower level is fully developed offering a large rec room, the two additional beds and a full bath, Your older kids will love to have this space to themselves. (id:6289)



Built in 2001

Essential Information

Listing #	A2262709
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,857
Acres	0.12
Year Built	2001
Type	Single Family
Sub-Type	Freehold

Community Information

Address	120 Simcoe Close Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H4N3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No neighbours behind, French door, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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