

\$949,000 - 38 Simcoe Crescent Sw, Calgary

MLS® #A2265209

\$949,000

4 Bedroom, 4.00 Bathroom, 2,260 sqft

Single Family on 0.15 Acres

Signal Hill, Calgary, Alberta

Beautifully updated 4-bedroom family home in the heart of Signal Hill, just steps from 17th Ave, the LRT, Westside Recreation Centre, shops, and only 15 minutes to downtown. This bright, open-concept home features a spacious great room with fireplace, a formal dining room perfect for family gatherings, and a large, sun-filled kitchen with walk-through pantry, new countertops and fridge (2025), and a cheerful breakfast nook that opens onto a generous deck and expansive backyard with sprinkler system. Upstairs, you'll find a large bonus room with a second fireplace, two spacious children's bedrooms, a full bath, and a serene primary suite with 5-piece ensuite and walk-in closet. The finished basement offers 9' ceilings, a fourth bedroom, full bathroom, two storage rooms, a sound-insulated media room ideal for movie nights, and a versatile flex space perfect for a playroom, home office, or gym. Recent updates include a new furnace and A/C (2024), carpet & vinyl plank flooring (2020), Hot Water Tank (2013), and shingles (2017). An oversized garage and convenient main floor laundry complete this exceptional home. Located within walking distance to Joan of Arc School and close to some of Calgary's top-rated westside schools. A wonderful opportunity for your family in a sought-after community. (id:6289)

Built in 2002



Essential Information

Listing #	A2265209
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,260
Acres	0.15
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	38 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H4K6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, French door, Closet Organizers
Parking Spaces	4
Parking	Attached Garage, Oversize, See Remarks
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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Listing information last updated on October 21st, 2025 at 3:16pm PDT