

\$1,128,000 - 29 Simcoe Gate Sw, Calgary

MLS® #A2265538

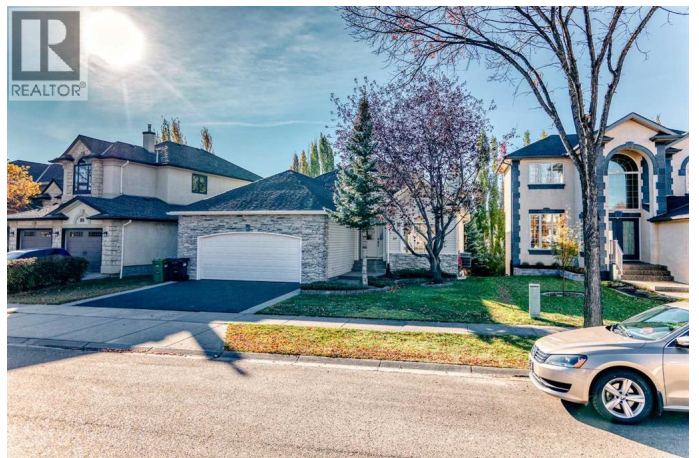
\$1,128,000

5 Bedroom, 4.00 Bathroom, 1,732 sqft

Single Family on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this stunning, high-class luxury bungalow offering exceptional comfort and convenience! Brand New paved driveway! Brand New water heater! Ideally located just minutes from top-rated public and private schools—including Griffith Woods School, Ernest Manning High School, Rundle College, and Webber Academy—this beautiful home is surrounded by all the essentials. You'll find a nearby bus stop, the WB 69 Street C-Train Station, shopping centers, and Westside Recreation Centre just steps away. This elegant bungalow features over 3,300 sq ft of total living space with Central Air Conditioner and two furnaces, an open floor plan with expansive views, and a sunny south-facing backyard backing onto a large green space. The main floor boasts brand-new water-proof engineered hardwood flooring and 9' to 11' high ceilings throughout. Enjoy a spacious living room, formal dining area, and a large kitchen complete with built-in stainless steel appliances, granite countertops, and an island breakfast bar that opens to a bright, sunny deck. The main level also includes a luxurious primary bedroom with serene green views, a walk-in closet, and a 5-piece ensuite (jetted tub), plus second bedroom and a full bathroom. A striking spiral staircase leads to the fully developed basement with a separate entrance. This level offers 9' ceilings, three additional bedrooms plus one office, two full bathrooms (one is jetted tub), a second washer and dryer



set, one BRAN NEW hot water heater, two furnaces, a large entertainment area, and access to a private concrete patioâ€”perfect for guests or extended family. There is Low-maintenance landscaping in both the front and backyards add to the ease of living.Great to live in. Great to invest. (id:6289)

Built in 1999

Essential Information

Listing #	A2265538
Price	\$1,128,000
Bedrooms	5
Bathrooms	4.00
Square Footage	1,732
Acres	0.13
Year Built	1999
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	29 Simcoe Gate Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H4K6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
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Heating	Natural gas Other, Forced air
Cooling	Central air conditioning, See Remarks
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out, Suite

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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Listing information last updated on October 21st, 2025 at 9:01pm PDT