

\$870,000 - 74 Simcoe Crescent Sw, Calgary

MLS® #A2082213

\$870,000

4 Bedroom, 4.00 Bathroom, 2,147 sqft

Residential on 0.13 Acres

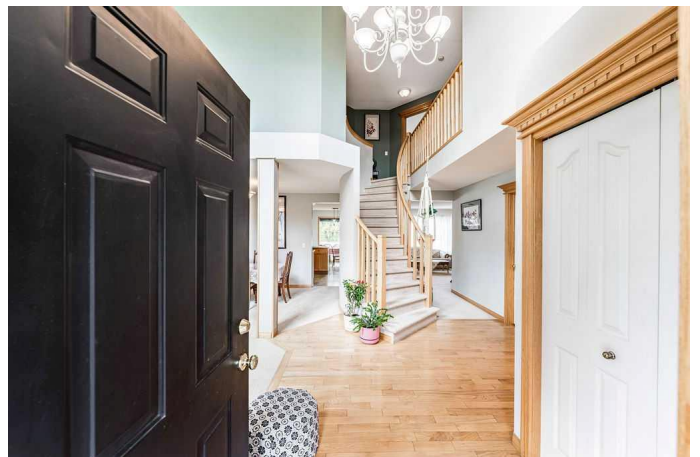
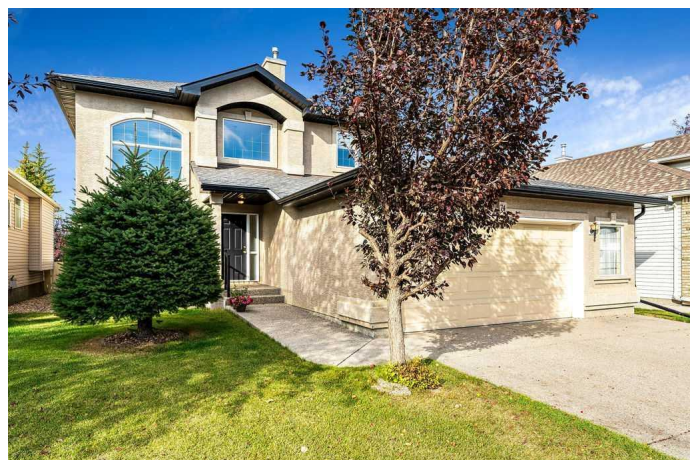
Signal Hill, Calgary, Alberta

LOCATION, LOCATION, LOCATION.

Exceptional 3+1 Bedroom Family Home.

Discover your ideal family retreat in this beautiful 2-storey gem. With over 3,300 sq. ft of living space, it offers style, comfort, and an unbeatable location, including a fully developed basement. As you step inside, you're greeted by a grand foyer open to the second level with a beautiful, curved staircase and high ceiling living room plus formal dining area. The spacious and bright kitchen a delightful breakfast nook with easy access to the deck and private backyard. Large family room wrapped in large windows and showcases a gas fireplace. Conveniently tucked away on the main level are laundry facilities and a 2-piece powder room and office/den area. The upper-level hosts master bedroom and 2 generously sized bedrooms, 4 piece main bath. The oversized master suite features enough space for a sitting area, access into a large walk-in closet with built-in storage and 5-piece ensuite with a tub and separate shower. Lower level, where you'll find a comfortable family/recreation room and a generously sized fourth bedroom, plus a 3-piece bathroom. The large windows provide a warm, inviting space. There is an additional cozy workshop room in the basement.

Excellent outdoor entertaining spaces! The location is unbeatable, within walking distance to LRT and Westside Recreation Centre, minutes drive to major shopping and entertainment of Signal hill Center, Westhill



and Christie Crossing Shopping Center and close to excellent schools of all grades. This incredible home will not last long, book your viewing today.

Built in 2000

Essential Information

MLS® #	A2082213
Price	\$870,000
Sold Price	\$816,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,147
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Oversized

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2023
Date Sold	October 21st, 2023
Days on Market	28
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 ELEVATE REAL ESTATE
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