

\$759,900 - 12 Simcoe Gate Sw, Calgary

MLS® #A2089934

\$759,900

3 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.14 Acres

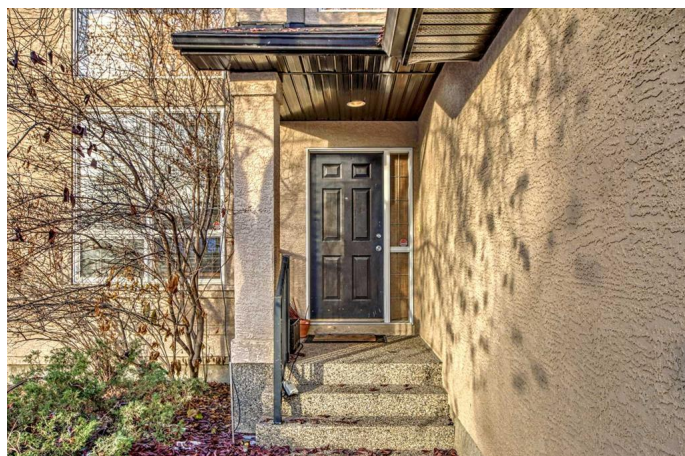
Signal Hill, Calgary, Alberta

Welcome to a large 2 storey located on a quiet street in Signal Hill. First time to market! This well cared for property has it all. Raise your family in an area that has grocery stores, the c-train, all levels of schooling, fitness centres all within walking distance. Main level is spacious at over 1,200 sq ft. This former show home has a large kitchen with eating area. Access to a huge deck with a large yard (great for young kids). Large living room off the kitchen with gas fireplace. Also, a den, front living room and laundry all on this level. Upstairs has 3 large bedrooms along with 2 full baths. The primary bedroom is huge with a walk-in-closet & a 5 piece ensuite. Basement is undeveloped and waiting for the new buyer to take on the project. New roof in 2020 with transferable warranty (Epic roofing), water tank & dishwasher. Don't miss this superb opportunity to raise your family in a great area!

Built in 2000

Essential Information

MLS® #	A2089934
Price	\$759,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184



Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Simcoe Gate Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Built-in Barbecue, Playground
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 20th, 2023
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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