

\$925,000 - 58 Simcoe Crescent Sw, Calgary

MLS® #A2091646

\$925,000

4 Bedroom, 4.00 Bathroom, 2,328 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

This stunning updated 2 storey estate home in desirable Signal Hill has it all! Boasting a fantastic location, great open lay out, and number of upgrades throughout the last few years. This home has over 3100 sqf of developed space featuring soaring 2 storey ceilings in the foyer, several pillar columns and arches gracing the main level, hardwood floors throughout, and 4 spacious bedrooms on the upper level. With an abundance of windows to the rear of the home, tons of natural light to comes in, as well as views into an enormous yard, and an open field. The kitchen has maple cabinetry and a two tiered island next to the great room. The breakfast nook is spacious and adjacent to a double French door, opening to the deck. A three-way fireplace sits directly beside it. Although it offers a spectacular open design, the plan allows for a formal dinning room and comfortable main floor office and main floor laundry/mud room. The upper level features enormous master bedroom retreat featuring a double door, 4 pcs ensuite, and large walk in closet. An additional 3 bedrooms are generously proportioned, accompanied by a a 4 pcs bath. No carpets here! The lower level is fully developed with a recreational room, a built in corner gas fire place, and a 2 pcs bathroom. There is lots of space to put in an additional 2 bedrooms if needed. The home is up to date with the most recent upgrades being a high efficiency furnace, tankless hot water tank, and a newer roof. Furthermore, the



neighbourhood of Signal Hill is home to great schools, shopping, parks, and the Westside Recreation Centre. It's also walking distance to the LRT providing quick access downtown and beyond.

Built in 1999

Essential Information

MLS® #	A2091646
Price	\$925,000
Sold Price	\$920,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,328
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	58 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4K7

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	March 12th, 2024
Days on Market	130
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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