

\$489,000 - 50 Simcoe Place Sw, Calgary

MLS® #A2113198

\$489,000

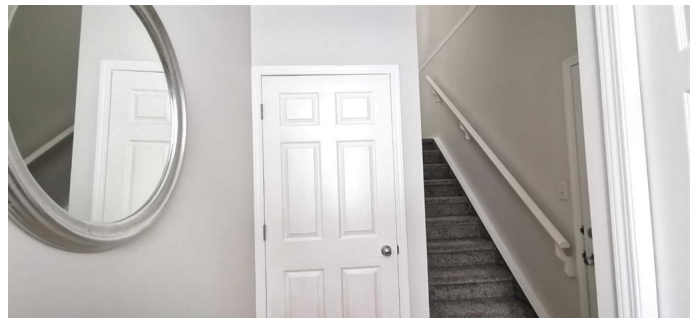
3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Introducing an exquisite West-facing townhouse nestled in Signal Hill, boasting three bedrooms and two and a half bathrooms. Step inside through the attached single garage door to be greeted by brand-new carpet flooring guiding you to the main living area on the second floor. Here, discover a harmonious blend of kitchen, living room, dining area, half bathroom, and laundry room, all basking in abundant natural light streaming through the windows, creating a warm and inviting ambiance every afternoon. Fresh paint adorns every corner, enhancing the property's allure. Relish in the comfort of a cozy fireplace, a cherished companion for you and your family during leisurely days spent at home. The kitchen and dining area also face west, welcoming sunshine into the heart of your home. Upstairs, retreat to the spacious Master bedroom featuring a large walk-in closet and a luxurious 4-piece ensuite. Two additional generously sized bedrooms and another 4-piece bath complete the upper level. The basement awaits your personal touch, offering ample space for storage or potential transformation into your ideal office or recreational area. Situated on a tranquil cul-de-sac, this home enjoys proximity to the Westside Recreation Centre, with convenient access to the LRT via a private path just a 5-minute walk away at the 69 St LRT station. Shopping and schools are also conveniently nearby.

Numerous upgrades grace this residence,



including a new master bedroom ensuite sink countertop, vinyl flooring, carpet, and fresh paint throughout, newly roof was replaced within two years by condo board. Don't miss the opportunity to make this exceptional property yours. Contact your realtor today to schedule a showing!

Built in 2000

Essential Information

MLS® #	A2113198
Price	\$489,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	50 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4T8

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Faces Rear, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, Storage
Lot Description	City Lot
Roof	Asphalt
Construction	Brick, Concrete, Mixed
Foundation	Combination

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 14th, 2024
Days on Market	6
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Skyrock
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