

\$819,900 - 53 Simcoe Circle Sw, Calgary

MLS® #A2114583

\$819,900

4 Bedroom, 4.00 Bathroom, 1,925 sqft

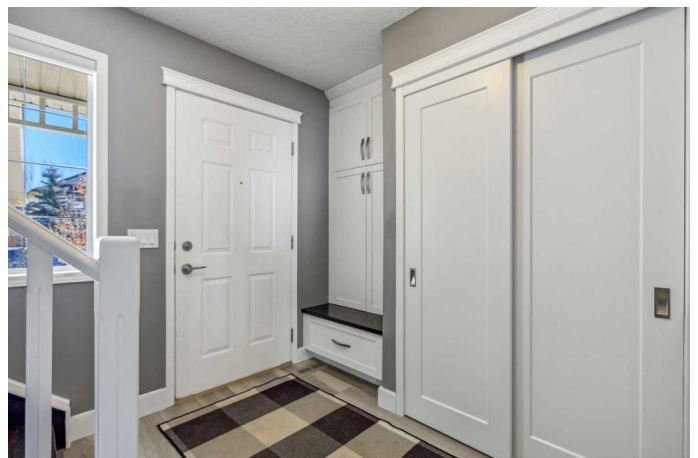
Residential on 0.10 Acres

Signal Hill, Calgary, Alberta

An outstanding updated family home in the area of Signal Hill in Calgary's West Side. This home shows real pride of ownership, incredible location mixed with impeccable design. This spectacular home features 4 bedrooms and 3.5 bathrooms offering over 2800 sqft of developed living quarters.

As you step inside you will immediately notice the open layout design with high-end upgrades, built in features, luxury vinyl plank flooring and a fully renovated modern kitchen. The chef's inspired kitchen boasts elegant appointments, featuring quartz countertops, brand-new stainless-steel appliances, ample cabinetry, and a convenient walk-in pantry. This well-designed space ignites culinary creativity, seamlessly flowing into the cozy living room and dining area with high ceilings. Enjoy the west-facing windows that flood the main level with natural light. Additionally, the main level laundry room offers custom-built cabinetry and quartz countertops for added convenience.

As you ascend the stairs, you are greeted by vaulted ceilings and a generously sized bonus room. This expansive space offers endless possibilities. The primary bedroom offers a private oasis, complete with a balcony and walk-in closet. The attached 4-piece ensuite is a sanctuary, featuring a large soaker tub, shower, and quartz countertops for a touch of luxury. Additionally, two more bedrooms and another 4-piece bathroom complete the upper level, providing ample space for family or



guests.

Descending to the lower level reveals a truly spectacular space, freshly renovated with a modern, high-end luxury aesthetic. Every detail exudes sophistication, from the abundance of custom built-ins to the sleek finishes throughout. A dedicated custom office space offers functionality and style for remote work or creative pursuits. The addition of a fourth bedroom provides flexibility for guests or family members, while the full 3-piece bathroom boasts quartz countertops and a glass shower. The lower level sets the stage for modern comfort and elegance.

Step outside into the serene backyard and patio, a true retreat beckoning relaxation and entertainment in its west-facing orientation. Adorned with sunshades and a pergola, the outdoor space offers both shade and ambiance, perfect for unwinding with a book or hosting summer gatherings. With enough space for a trampoline or your own creative design and the convenience of a BBQ gas line ensures effortless outdoor experiences.

This residence is nestled in an unparalleled location. With top-rated private, public, and Catholic schools nearby, it's part of a highly sought-after community. Situated within walking distance of the Westside Rec Centre and the 69th Street C-Train Station, this home provides ultimate convenience. Nearby shopping centers provide a variety of amenities, while a quick 15-minute drive to downtown ensures easy access to the city center, making this location exceptional for both convenience and lifestyle.

Built in 2001

Essential Information

MLS® #	A2114583
Price	\$819,900
Sold Price	\$946,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	53 Simcoe Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4S5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 18th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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