

\$949,900 - 90 Simcoe Crescent Sw, Calgary

MLS® #A2125669

\$949,900

5 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Open house Sun. 1-3pm Cancelled.

LOCATION ALERT! Located on a quiet street in the desirable Signal Hill, this home is a short walk to 69 ST LRT station, Westside

Recreation Centre and great private and public schools. With TRIPLE ATTACHED garage, 4 above grade bedrooms, over \$100k recent renovations, this prestigious executive home is sure to impress you. Great open layout offers 2284 sqft above grade living space. Step inside you will be greeted by a soaring 2 story foyer, the modern luxury vinyl plank flooring throughout the main level. To the left you will find a spacious family room and a formal dining room. To the right, you will see a powder room, a private home office and a convenient main floor laundry. The home office is a must-have to work remotely from home. The laundry room leads to the over sized triple garage which is the home of all your vehicles, plus storage and workshop space. Walking through the cozy hallway you will immediately notice the stunning kitchen featuring ample cabinet, central island, granite countertops and S/S appliances. The open layout seamlessly flows into the spacious living room which overlooking the beautifully landscaped backyard. A gas fireplace adds coziness to the living room where you can relax with your favourite book. Huge windows bring in abundance of natural lights to the home. The bright breakfast nook leads to outside to a paved patio perfect for summer BBQs. Going upstairs you will find your oversized master



bedroom with its own sitting area, a 5pc ensuite with bath tub, shower & double vanity and a walk-in closet. There are 3 more generously sized bedrooms for bigger family or one of bedrooms can be the 2nd office. A 4-piece good-sized bathroom completes the upper level. Lower level features a flex room, the 5th bedroom, a 4-piece bath and a massive storage space. Recent upgrades include new windows for entire house, new high efficiency furnace, new high efficiency tankless water heater, new LVP flooring and more! Please check out the renovation list in supplement. This home is close to all the amenities of Westhills and excellent schools: Ernest Manning High School, Rundle College, and Battalion Park School, etc. 10 minutesâ€™ drive to downtown, easy access to Stoney Trail, commuting is a breeze. Donâ€™t miss out this opportunity to own the home in the greatest location in West Calgary! Book your private viewing today!

Built in 2000

Essential Information

MLS® #	A2125669
Price	\$949,900
Sold Price	\$1,008,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,285
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	90 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K7

Amenities

Amenities	None
Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Off Street, On Street, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Electric Range, ENERGY STAR Qualified Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 27th, 2024
Days on Market	2

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Skyrock
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