

\$698,000 - 188 Simcoe Place Sw, Calgary

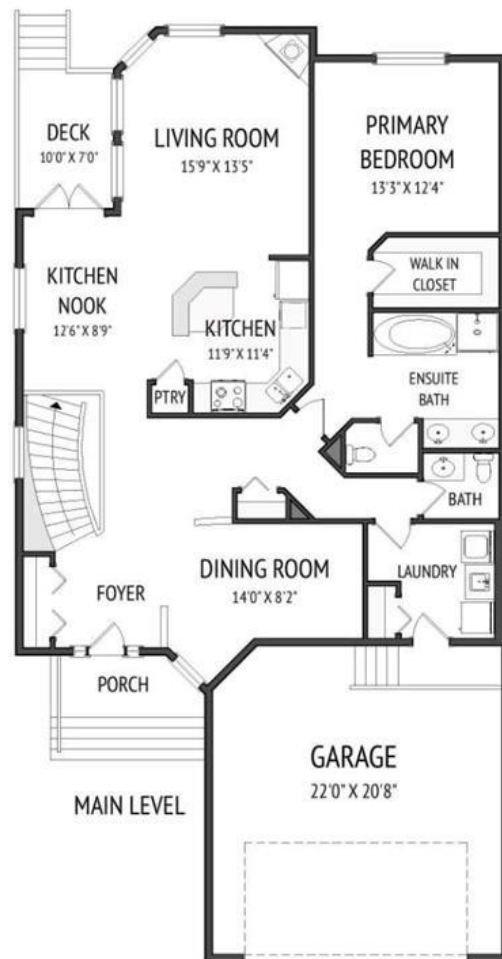
MLS® #A2133877

\$698,000

2 Bedroom, 3.00 Bathroom, 1,422 sqft
Residential on 0.01 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 25th
2:30-4:00pm. Enjoy SINGLE-LEVEL-LIVING
at this beautifully-maintained BUNGALOW
VILLA. "Stonehurst" is a tightly held and
well managed complex on the West
Hill's easy walking distance to transit
(C-Train), shopping at West Market Square
(Sunterra etc) and the Westside Recreation
Centre. This unit has a SOUTHWEST REAR
EXPOSURE and the living areas are flooded
with sunlight. High ceilings, large windows
and hardwood floors run throughout the
principal rooms. Entry foyer with hard surface
flooring and double closet. Open plan across
the rear of the home. The spacious living
room has SW corner windows and a gas
fireplace. The bright kitchen has an island,
and lots of storage and workspace and a
pantry. Casual dining space next to the
kitchen. Also a formal dining space to host
your family and friends. The Primary suite has
a spacious bedroom, walk-in closet and a
5-piece ensuite bathroom with 2 sinks and a
separate water closet. A handy 2-piece
powder room and a laundry-mudroom
complete the main level. Access to the
generous double attached garage is through
the mud room. Outdoor living on the small
upper deck or the ground-level patio. Fully
developed down with 9'™ ceilings, a
sprawling recreation room with fireplace and
wet bar (also great for crafts-hobbies), a large
bedroom, full bathroom and ample storage.
Enjoy low maintenance living with the freedom



to lock and go. Pet-friendly complex.

Built in 2000

Essential Information

MLS® #	A2133877
Price	\$698,000
Sold Price	\$685,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.01
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	188 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T7

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	May 31st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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