

\$949,900 - 136 Simcoe Close Sw, Calgary

MLS® #A2134312

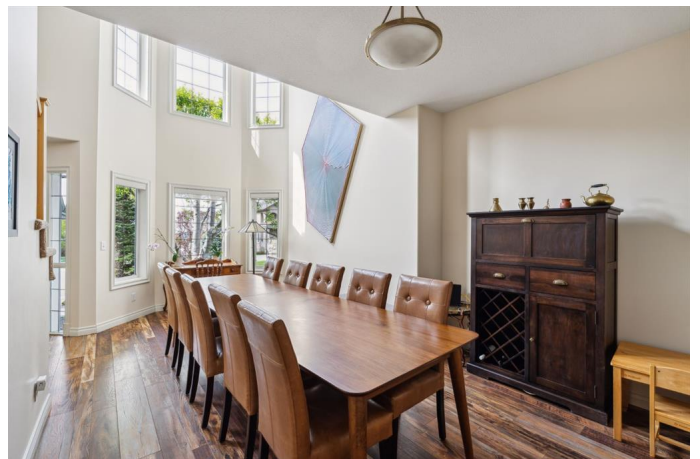
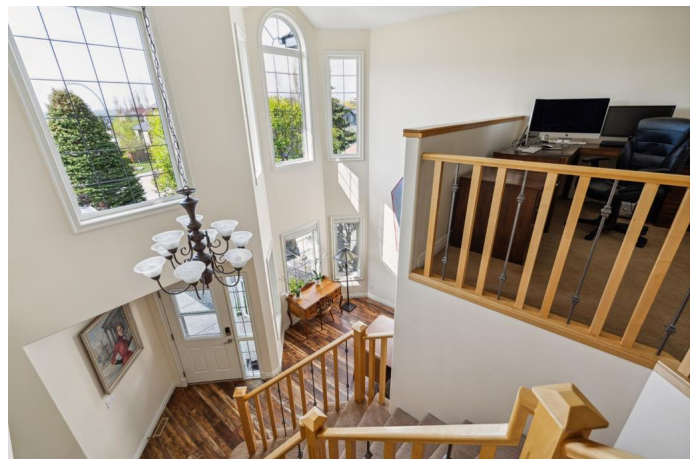
\$949,900

5 Bedroom, 4.00 Bathroom, 2,124 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Original owner and first time on the market! Tucked away on a quiet street in the Simcoe Heights area of Signal Hill you will find this 5 bed 3.5 bath with over 3,200 square feet of living space! This home is extremely well kept and has been updated over the years. Upon entry you will be impressed with the 17 foot ceilings and beautiful oak curved staircase. There is a large dining area that can accommodate a table big enough to entertain plenty of guests. The kitchen is updated with stainless steel appliances, granite countertops and features a corner pantry. Off the kitchen there's a dining nook or additional seating area and a large living room with gas fireplace (replaced in November 2023). The main level flooring has been updated to a durable laminate with a rustic finish which warms up the entire space. Completing the main floor is the laundry area and mudroom space that leads out to the attached garage, which is drywalled and finished and has plenty of room for storage. Upstairs you will find a flex area that is perfect for a home office or reading nook. Enter into the primary bedroom through the french doors and enjoy the tranquil green space views through the large picture window. The primary also features a walk in closet and an ensuite with a separate tub and shower. 2 additional bedrooms and a full 4 piece bath complete the upper floor. The fully finished basement features 2 large bedrooms both with good-sized walk in closets, a 3 piece bathroom and a large recreation room for your movie



nights. The back yard oasis is low maintenance, with a large deck space surrounding the hot tub and backs onto the green space of the westside recreation centre. Other notable updates are: New shingles, eavestroughs, garage door (fall of 2023), new hot tub heater (May 2024), new fence (August 2019), new furnace and hot water tank (November 2018) and more! Conveniently located only a 10 minute walk to the 69th street c-train stop, easy access into downtown and close to shops and restaurants. Do not miss the opportunity to call this your new home!

Built in 2001

Essential Information

MLS® #	A2134312
Price	\$949,900
Sold Price	\$990,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,124
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	136 Simcoe Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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