

\$899,900 - 9 Simcoe Gate Sw, Calgary

MLS® #A2142714

\$899,900

2 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to 9 Simcoe Gate, pride of ownership is shown through out this original owner walkout bungalow. Located on one a nice treed line street in highly desirable Signal Hill in West Calgary. Minutes walk to local elementary school and high School, Battalion Park, West Side Rec and C-Train Station and minutes commute to downtown calgary and the new Stoney Ring Road. This walk out bungalow has amazing curb appeal with brand new exteriors (spring 2024) including; new roof, siding, facia, stucco and paint. As you enter, you are greeted with an open concept bungalow. Front den that can be converted into a bedroom, large living room with natural gas fire place. Open concept kitchen with breakfast nook. Large master bedroom with four piece ensuite. Fully developed walk out basement with large family room, bedroom and bath. This home is move in ready or you can do a complete upgrade of your choice. Book your private viewing today!

Built in 1999

Essential Information

MLS® #	A2142714
Price	\$899,900
Sold Price	\$890,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,665
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	9 Simcoe Gate Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 4k6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	July 10th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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