

\$925,000 - 11 Simcoe Crescent Sw, Calgary

MLS® #A2148226

\$925,000

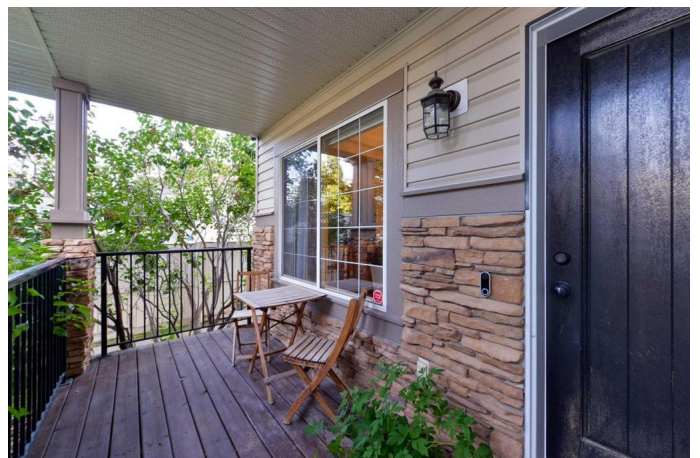
4 Bedroom, 4.00 Bathroom, 2,075 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Incredible walkable location, top-notch renovations, and a stunning backyard! Luxury builder Vicon Homes developed the basement in 2018, including a steel beam to create a wide-open recreation area (with in-ceiling surround sound), a large bedroom, and a 3-pc bathroom. You can feel the quality right down to your feet on the plush carpeting. Vicon returned in 2021 and did a complete gut on the ensuite, including a deep soaker tub, oversized shower and two sinks. Other recent renovations include painting the entire interior (including inside closets) in 2021, a major overhaul of the furnace (including replacing the heat exchanger and fan blowers), and a new A/C unit in 2022. This home has a great floor plan, a wide open, super-comfortable main level, three good-sized bedrooms upstairs, and an extra-large bonus room with four massive windows. The private, beautifully landscaped west-facing backyard includes mature trees, concrete edging, and a raised garden bed. Plus, there's a cozy deck with a roll-out awning and a patio! Location is tough to beat: a few minutes walk to Ernest Manning High School, Westside Rec Centre and LRT (just take the walking path at the end of Simcoe Gate), or drive downtown in 12 minutes—also super quick access to Stoney Trail. If you're looking for something special under \$1M in the West Hills, this is the one. Act quickly.

Built in 2001



Essential Information

MLS® #	A2148226
Price	\$925,000
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Simcoe Crescent 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	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Yard, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2024
Date Sold July 26th, 2024
Days on Market 8
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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