

\$949,900 - 106 Simcoe Crescent Sw, Calgary

MLS® #A2167309

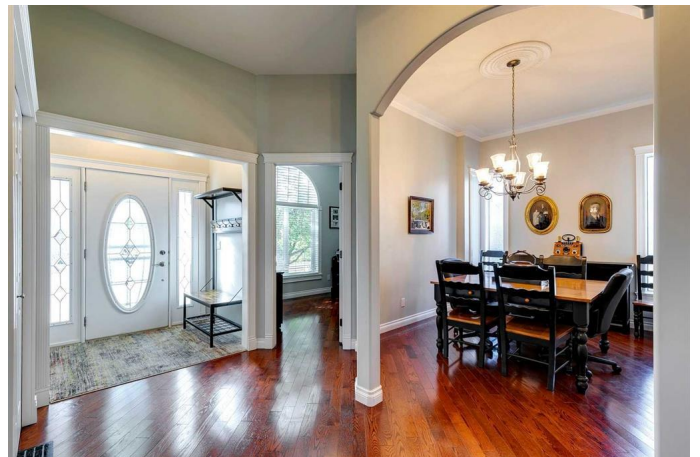
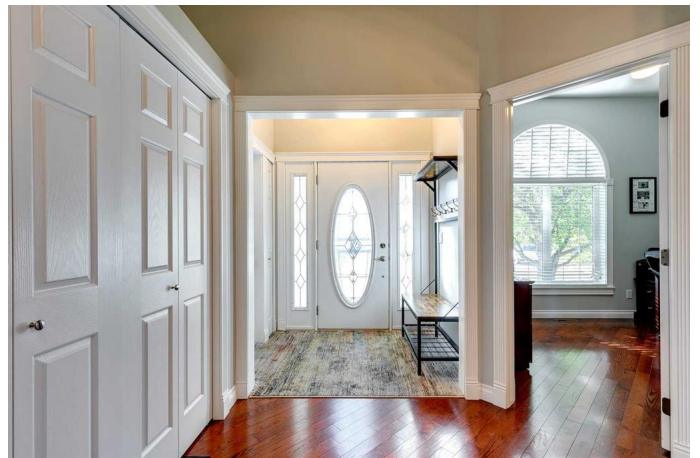
\$949,900

4 Bedroom, 4.00 Bathroom, 1,740 sqft

Residential on 0.14 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE FOR SUNDAY 22ND HAS BEEN CANCELLED. This beautifully-maintained walkout bungalow is nestled on a quiet crescent in the heart of the highly sought-after SW community of Signal Hill. Located on a large pie-shaped lot, this property is within walking distance to several of Calgary's top schools including Rundle College, Menno Simmons School & Ambrose University, and is surrounded by high-quality amenities such as West Side Rec Centre, Suntera Market & 69 Street LRT station. Boasting a total of 3,352 sf of thoughtfully designed living space, including 4 large bedrooms, 4 full baths, 3 home office spaces and an oversized double-car garage with interior access to the fully developed walkout basement. Aside from the entire home being professionally painted throughout in 2020, there was a renovation in 2021 to add an office space in the basement which is FULLY SOUNDPROOFED. That same year saw the addition of a new LG FRIDGE with water/ice, new GARAGE DOOR OPENER, many updated LIGHTING FIXTURES, and INTERIOR DOORS replaced. Additional FIBRE OPTIC wiring, new WINDOW COVERINGS in the basement bedrooms and a new 12' x 14' COSTCO STORAGE SHED (2022), new OVERHEAD GARAGE DOOR (2023), new TOILETS & HARDWARE IN ALL 4 BATHROOMS (2023) and recently new SHINGLES, EAVESTROUGHS & FASCIA were installed earlier this year. The



floor plan greets you with high ceilings throughout, a sunny south-facing main floor den, private dining area and a large family room w/gas fireplace. The kitchen offers an abundance of cabinets, stainless steel appliances, heated floor, granite tile countertops, walk-in pantry, breakfast eating area plus bar seating and French doors that open to the upper deck overlooking the private, heavily treed rear yard. The spacious primary bedroom offers 2 large walk-in closets, a luxurious ensuite with a jetted tub, heated floors, dual sinks and separate shower. The main floor is complete with a huge 2nd bedroom and 4-pc bathroom. The fully developed walk-out has a wonderful layout offering a large family room with gas stove, walkout patio, 2 large bedrooms each with walk-in closets, 2 additional home office spaces, 2 full bathrooms, large laundry room area, all with access to the garage. This home is an absolute must see!

Built in 2000

Essential Information

MLS® #	A2167309
Price	\$949,900
Sold Price	\$989,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,740
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	106 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Oversized

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 25th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.