

\$535,000 - 100 Simcoe Place Sw, Calgary

MLS® #A2173115

\$535,000

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.04 Acres

Signal Hill, Calgary, Alberta

Step into this 3-bedroom, 2.5-bath townhome in the quiet, family-friendly community of Signal Hill. With a C-Train station just a 5-minute walk away, commuting downtown is easy, and you'll have quick access to Aspen Landing and Signal Hill for all your shopping needs. Restaurants, Sunterra, Starbucks, and more are just a short walk from your door.

Families will appreciate the nearby schools, ranging from elementary to university, all within walking distance. The Westside Recreation Centre is also close by, offering top-notch facilities for staying active.

Inside, the townhome features 3 spacious bedrooms, including a master with an ensuite. The open kitchen and living area are perfect for family gatherings, and the finished basement provides extra space for your needs. Plus, with an attached single garage, you won't have to worry about scraping ice off your car in winter.

Don't miss your chance to live in one of Calgary's most sought-after neighborhoods.

Built in 2000

Essential Information

MLS® #

A2173115



Price	\$535,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.04
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	100 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T8

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2024
Date Sold	November 9th, 2024
Days on Market	22
Zoning	M-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.