

\$898,888 - 2 Simcrest Grove Sw, Calgary

MLS® #A2176834

\$898,888

4 Bedroom, 3.00 Bathroom, 1,489 sqft

Residential on 0.12 Acres

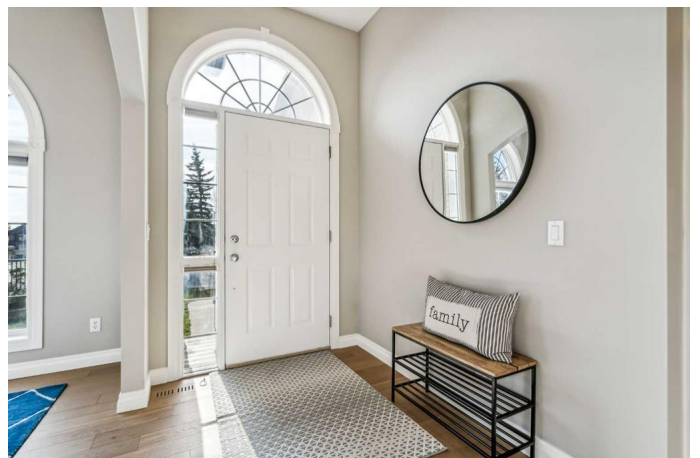
Signal Hill, Calgary, Alberta

Welcome to your dream home in the highly sought-after community of Signal Hill! This stunning executive residence is situated on a desirable corner lot and combines luxury, comfort, and modern upgrades in a prime location. The spacious layout features 10-foot ceilings on the main floor, creating an airy and inviting atmosphere, complemented by brand new engineered hardwood flooring.

As you enter, you'll find a formal dining room or flex room off the foyer, adorned with a chic new lighting fixture, perfect for entertaining guests. The expansive kitchen is a chef's delight, boasting updated cabinets, new stainless steel appliances, a breakfast bar, and a cozy nook, all enhanced by stylish new lighting. Relax in the main living area, which features a gas fireplace, ideal for chilly evenings.

The luxurious master suite includes a spacious bedroom, a walk-in closet, and a fully updated ensuite with a new shower, tile, countertops, sink, and light fixture. The main floor also offers a second bedroom and an updated 4-piece bathroom, making it perfect for family or guests. A functional mud room with new laundry appliances adds convenience to daily life.

Downstairs, the newly carpeted basement features 9-foot ceilings and in-floor heat, a large recreation room, two additional bedrooms, and another updated 4-piece bathroom. A large storage room ensures your belongings are organized and out of sight. The



immaculate garage, freshly painted with a new epoxy floor, combines style and functionality. Additionally, the property features a newer vinyl decking surface, perfect for outdoor relaxation and entertainment.

With over \$100,000 in recent upgrades, this executive home in Signal Hill offers quality living in a vibrant community. Donâ€™t miss your chance to make this luxurious residence your ownâ€”schedule a viewing today and experience the exceptional lifestyle that awaits you!

Built in 1999

Essential Information

MLS® #	A2176834
Price	\$898,888
Sold Price	\$898,188
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,489
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2 Simcrest Grove Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J9

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached, Insulated
---------	-----------------------------------

Interior

Interior Features	High Ceilings, Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, Backs on to Park/Green Space, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 13th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.