

# \$947,000 - 20 Simcoe Close Sw, Calgary

MLS® #A2218561

**\$947,000**

4 Bedroom, 4.00 Bathroom, 2,111 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Well cared for two story home BACKING ONTO A PRIVATE GREEN SPACE. Situated in the highly sought-after Signal Hill neighbourhood, this perfect family home offers over 3,000 square feet of living space with the fully developed basement. There is an elegant, curved staircase leading to the generously sized primary bedroom, complete with a relaxing ensuite. This residence boasts a total of four bedrooms but can easily be a 6 BEDROOM HOME with the flexibility to create two additional bedrooms in the lower level by converting the office and workout space into bedrooms 5 and 6. The main level, showcases a spacious and welcoming kitchen, designed for both functionality and style. There is lots of cabinetry and counter space, accompanied by a large walk through pantry. The eating area has WALLS OF WINDOWS allowing for an unobstructed view of the beautifully landscaped backyard. This outdoor oasis features a gorgeous stone patio and a private deck with a pergola, conveniently wired for a future hot tub. The basement is thoughtfully developed with a large family room, a three piece bathroom, an additional bedroom and versatile spaces that can be used as an office, media room, or extra bedrooms. This great home is loaded with extra features, including CENTRAL AIR, a reverse osmosis system, a water softener, an underground sprinkler system and central vacuum. The utility room is equipped with plenty of shelving and cabinetry for additional



storage solutions. Situated on a QUIET, CHILD SAFE STREET within a premium family neighbourhood. This home is ready to move into.

Built in 2001

### Essential Information

MLS® #	A2218561
Price	\$947,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	20 Simcoe Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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