

# \$575,000 - 96 Simcoe Place Sw, Calgary

MLS® #A2238091

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,316 sqft  
Residential on 0.05 Acres

Signal Hill, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY, JULY 20 at 2:00 - 4:00 pm\*\*** This beautifully updated 3-bedroom, 3.5-bath end-unit townhome in the quiet, well-maintained community of Stonehurst Place offers over 1,800 sqft of total living space and is the perfect blend of modern style, low-maintenance living, and unbeatable convenience. Extensively renovated in 2022 with over \$60,000 in upgrades, this two-storey home is move-in ready—ideal for professionals, families, or anyone seeking easy access to Calgary’s vibrant west end and downtown core.

Inside, you’ll find a bright and contemporary main floor featuring 9-ft ceilings, wide vinyl plank flooring throughout, and a stunning rich dark blue custom kitchen with new cabinetry, white quartz countertops, a central island, and premium stainless steel appliances from Samsung and Bosch. The open-concept layout flows seamlessly into a cozy living room with a corner gas fireplace, floating shelving, and a dedicated dining area. Enjoy morning coffee on the front porch or host summer BBQs on your private back deck. Upstairs, the spacious primary suite offers a walk-in closet and a 4-piece ensuite, while two additional bedrooms share a second full bath. The fully developed basement includes a welcoming family room, another full 4-piece bath, and a versatile flex space perfect for a home gym, office, playroom, or potential fourth bedroom. A large laundry/mechanical room provides additional storage.



Additional features include: New shingles (2021/2022), A/C and humidifier (2023) for year-round comfort, new custom window coverings/blackout blinds in bedrooms (2023), Eco-friendly toilets, home was repainted (2022). Attached single garage and additional parking space on private driveway along with ample visitor parking within the complex itself. Low condo fees that include lawn care, snow removal, garbage disposal and reserve fund contributions.

This townhome is situated in a prime location and is a minute's walk from Westside Rec Centre and the 69th Street LRT, and top-rated schools including Ernest Manning High School, Rundle College, and Ambrose University. Nearby all amenities including Aspen Landing, Christie Crossing & West Market Square – this is truly one of the most convenient and connected communities in Calgary’s west end.

Don’t miss your chance to own this exceptionally maintained and stylishly updated home in one of Calgary’s most desirable locations, book your private showing today.

Built in 2000

### Essential Information

MLS® #	A2238091
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,316
Acres	0.05
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Active
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### Community Information

Address	96 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T8

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	3

Zoning

M-C1 d50

## **Listing Details**

Listing Office

Sotheby's International Realty Canada

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