

# \$990,000 - 11 Simcoe Crescent Sw, Calgary

MLS® #A2244053

**\$990,000**

4 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Unbeatable location, very nice renovations, and a great west facing backyard! Luxury builder Vicon Homes developed the basement in 2018, including a steel beam to create a wide-open recreation area (with in-ceiling surround sound), a large bedroom, and a 3-pc bathroom. In 2021, ensuite is fully renovated, including a deep soaker tub, oversized shower and two sinks. A major overhaul of the furnace (including replacing the heat exchanger and fan blowers), and a new A/C unit in 2022. This home has a great floor plan, a wide open, super-comfortable main level with 9 feet ceiling, three good-sized bedrooms upstairs, and an extra-large bonus room with four massive windows. Cozy deck with a roll-out awning and a patio, trees, flowers complete the backyard! Walking distance to Ernest Manning High School, Westside Rec Centre and LRT (just take the walking path at the end of Simcoe Gate), or drive downtown in 12 minutes, easy access to Stoney Trail.

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244053  |
| Price      | \$990,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 2,100       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 Simcoe Crescent Sw |
| Subdivision | Signal Hill           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 4K6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                    |
| Cooling           | Central Air                                                                   |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 2                                                                             |
| Fireplaces        | Gas                                                                           |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 38              |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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