# \$999,000 - 38 Simcoe Crescent Sw, Calgary

MLS® #A2232437

## \$999,000

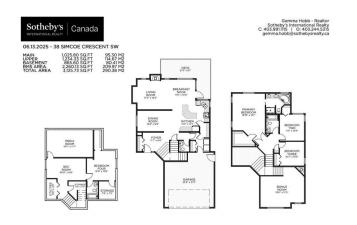
4 Bedroom, 4.00 Bathroom, 2,260 sqft Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

\*\*\*\*OPEN HOUSE SATURDAY 2-4 PM / SUNDAY 1-3 PM\*\*\*\*Beautifully updated 4-bedroom family home in the heart of Signal Hill, just steps from 17th Ave, the LRT, Westside Recreation Centre, shops, and only 15 minutes to downtown. This bright, open-concept home features a spacious great room with fireplace, a formal dining room perfect for family gatherings, and a large, sun-filled kitchen with walk-through pantry, new countertops and fridge (2025), and a cheerful breakfast nook that opens onto a generous deck and expansive backyard with sprinkler system. Upstairs, you'll find a large bonus room with a second fireplace, two spacious children's bedrooms, a full bath, and a serene primary suite with 5-piece ensuite and walk-in closet. The finished basement offers 9' ceilings, a fourth bedroom, full bathroom, two storage rooms, a sound-insulated media room ideal for movie nights, and a versatile flex space perfect for a playroom, home office, or gym. Recent updates include a new furnace and A/C (2024), carpet & vinyl plank flooring (2020), Hot Water Tank (2013), and shingles (2017). An oversized garage and convenient main floor laundry complete this exceptional home. Located within walking distance to Joan of Arc School and close to some of Calgary's top-rated westside schools. A wonderful opportunity for your family in a sought-after community.







## **Essential Information**

MLS® # A2232437 Price \$999,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,260 Acres 0.15

Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 38 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 Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High

Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In

Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer,

Garage Control(s), Microwave, Range Hood, Refrigerator, Washer,

Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Great Room, Mantle, See Remarks

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 6

Zoning R-CG

# **Listing Details**

Listing Office Sotheby's International Realty Canada

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