

# \$945,000 - 15 Simcoe Crescent Sw, Calgary

MLS® #A2247601

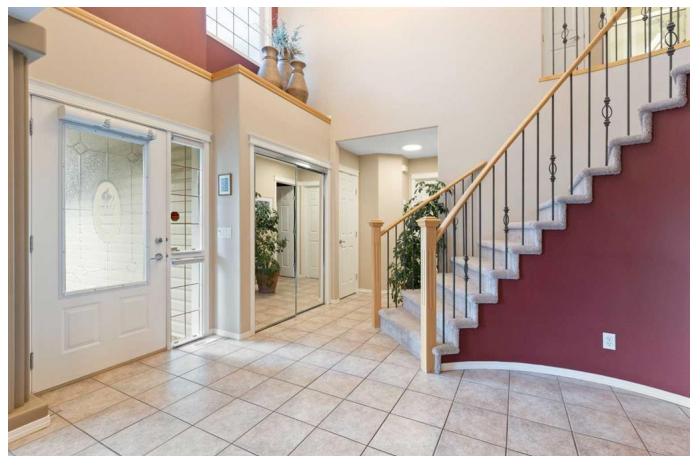
**\$945,000**

4 Bedroom, 4.00 Bathroom, 2,127 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

You will find exceptional value in this updated, two storey home in the highly coveted community of Signal Hill! This 4 bedroom, 3.5 bathroom home features over 3,000 sqft of developed space throughout. As soon as you walk through the door, you will be welcomed by high ceilings in the front foyer, creating an inviting entranceway. The open-concept main living space contains a spacious kitchen that features solid wood cabinets, a large island with granite countertop, updated stainless steel appliances, a walk through-pantry, and breakfast nook with large windows bringing in lots of natural light. Adjacent to the kitchen you will find a large living room with gas fireplace and newer carpet (~2021), and dining room. Finishing off the main floor is a 2-piece bathroom and laundry room with sink, leading to your front attached garage. Heading upstairs, you will notice custom railings, and double doors leading to your large primary bedroom with a 5-piece ensuite and walk in closet. Additionally, there are two other good sized bedrooms and a 4-piece bathroom upstairs. The fully developed basement features an open recreation room with a gas fireplace and gym area, a fourth bedroom, an office, a renovated 3-piece bathroom, and a large storage/utility room. Lastly, head outside and enjoy your west facing backyard featuring a newer composite deck (~2022) with a privacy fence and well landscaped yard. Additional upgrades to the home include a newer furnace (fall 2021), AC (2022), radon



mitigation system, roof (fall 2015), solar films on many of the windows, washer & dryer (~2021). Finally enjoy all that Signal Hill has to offer, being only minutes away from Westside Recreation Centre and Westhills Shopping Centre, a short 8 minute walk to 69 Street LRT station, and near many top rated schools. You will also get easy access to main highways for a quick escape to the mountains. Do not miss out on this opportunity!

Built in 2000

### **Essential Information**

MLS® #	A2247601
Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,127
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 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 Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Other

Lot Description Back Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 14th, 2025

Zoning R-CG

## Listing Details

Listing Office The Real Estate District

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