

\$475,000 - 46 Simcoe Place Sw, Calgary

MLS® #A2250429

\$475,000

2 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

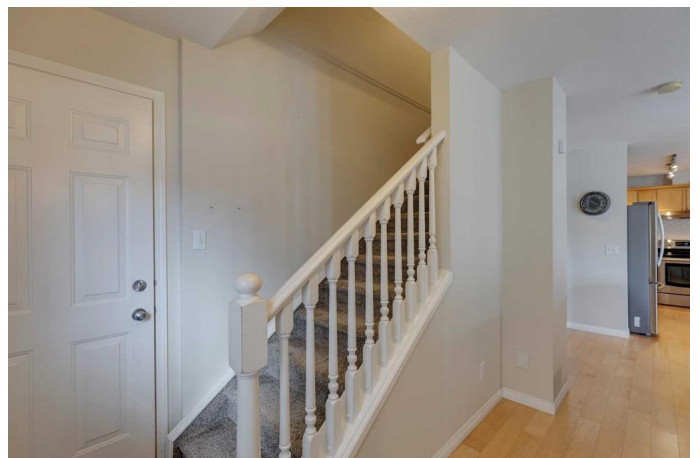
OPEN HOUSE SUNDAY SEPT 21 1-3PM.

This updated townhome in Stonehurst Place has the kind of upgrades youâ€™ll love right away â€“ engineered hardwood on the main floor, a kitchen with granite counters, newer appliances, and a 3 sided fireplace that ties the living and dining spaces together. Morning coffee is even better on your east-facing deck overlooking green space. Upstairs offer a primary suite with a massive walk-in closet and private 4 piece ensuite. A second bedroom and 4 piece bath. Downstairs adds function with laundry, storage, and a new hot water tank installed in 2023. Add in the attached garage, low condo fees and this one is tough to beat. The location seals the deal â€“ steps to schools, recreation, and transit/LRT, with Aspen Landing and West Market Square just minutes away. Whether itâ€™s downtown in ten or out of town in ten, this spot makes life easy.

Built in 2000

Essential Information

MLS® #	A2250429
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,118



Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	46 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T8

Amenities

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

Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	51
Zoning	M-C1 d50

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.