

# \$459,900 - 92 Simcoe Place Sw, Calgary

MLS® #A2260319

## \$459,900

2 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

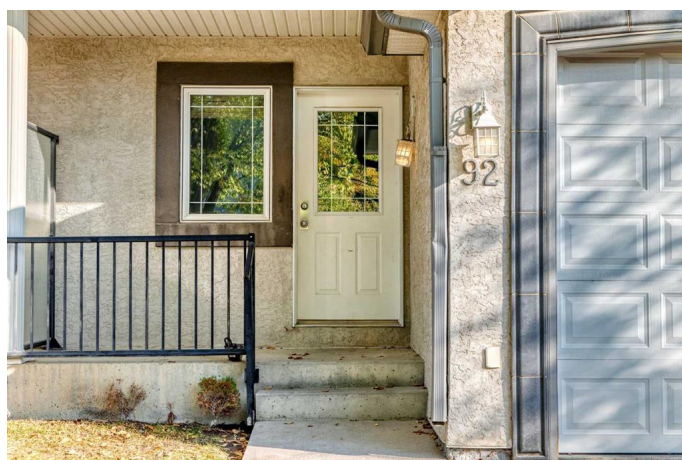
Signal Hill, Calgary, Alberta

This striking 2-storey townhome in coveted Signal Hillâ€™ walking distance to the LRT, shopping, schools, and Westside Rec Centreâ€™ shows beautifully. The entire main floor was renovated with luxury vinyl plank, and the kitchen features ceiling-height cabinetry and stainless steel appliances flowing into bright living and dining areas. Enjoy a private deck and direct access to the fully insulated single attached garage. Upstairs offers two primary bedrooms, each with a large closet and ensuite, plus brand-new carpet on the upper level and stairs. The unfinished basement has rough-in plumbingâ€™ ready to develop or perfect for storage. 92 Simcoe Place delivers turnkey living in a prime locationâ€™ book your private showing today.

Built in 2000

## Essential Information

MLS® #	A2260319
Price	\$459,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	2000
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	92 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4T8

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Laminate Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Washer/Dryer, Window Coverings, Humidifier
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	M-C1 d50

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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