

\$1,299,900 - 73 Simcoe Close Sw, Calgary

MLS® #A2221722

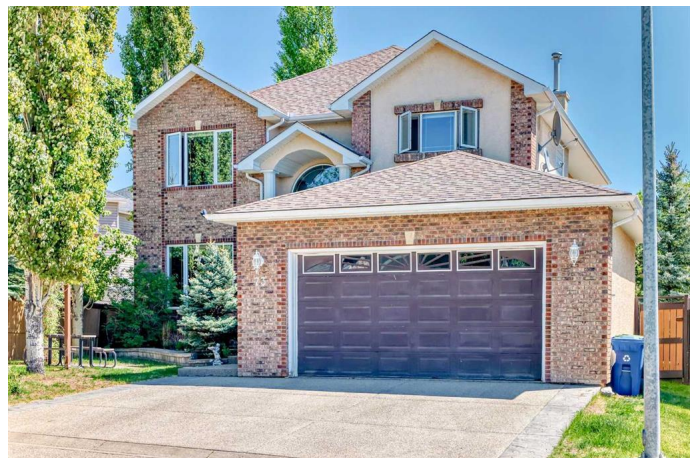
\$1,299,900

6 Bedroom, 4.00 Bathroom, 2,986 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully appointed executive home in the prestigious estate enclave of Simcoe Heights. Boasting over 4,500 sq ft of thoughtfully designed living space, this fully finished two-storey residence offers the perfect blend of family comfort and sophisticated entertaining. The main level features soaring ceilings, elegant crown mouldings, and a striking open-to-below architectural detail that floods the home with natural light. Highlights include a gourmet kitchen with granite countertops, custom cabinetry, and a raised eating bar; a formal dining room; a bright breakfast nook with backyard access; two spacious living/family rooms with oversized windows and a fireplace; a dedicated home office; and a mudroom/laundry area with a convenient sink. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary retreat with a spa-inspired 5-piece ensuite and a walk-in closet. A second 5-piece bathroom with dual sinks completes the upper level. The finished basement offers incredible versatility, featuring two additional bedrooms, a 3-piece bath with heated flooring, a theatre/media room, a custom wet bar, and ample storage. Outside, enjoy your private backyard oasis with a fully fenced yard, underground sprinklers, and a two-tier low-maintenance Dura-Deck – perfect for summer entertaining. Additional features include an insulated double garage, Vinyl plank and tile flooring throughout the main and upper floors



and high ceilings. Ideally located just minutes from top-rated schools (Griffith Woods School and Ernest Manning High School), Westside Rec Centre, the 69th Street LRT station, parks, Aspen Landing, and only 15 minutes to downtown. Check out the 3D tour. Book your private showing today!

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221722 |
| Price | \$1,299,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,986 |
| Acres | 0.13 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 73 Simcoe Close Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4N3 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive |

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Jetted Tub, Wet Bar

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025

Days on Market 45

Zoning R-CG

Listing Details

Listing Office Grand Realty

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