

# \$1,099,000 - 69 Simcoe Close Sw, Calgary

MLS® #A2254527

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,330 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

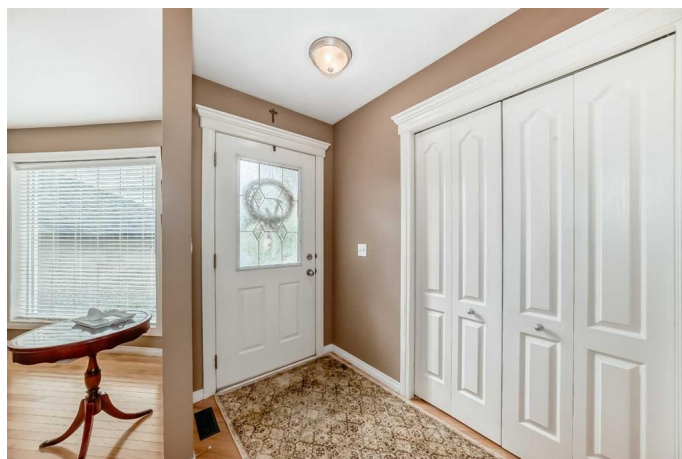
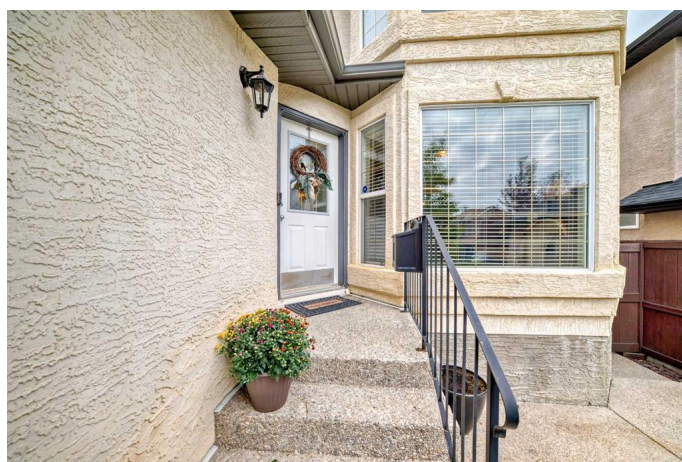
Welcome to 69 Simcoe Close SW, located in the beautiful community of Signal Hill. This immaculate 5 Bedroom home offers the perfect blend of elegance and functionality. Boasting a fully developed floorplan, this home features beautiful hardwood floors, granite countertops, and TWO cozy fireplaces that create a warm, inviting atmosphere. From the moment you enter, you'll be greeted by rich hardwood floors, soaring ceilings, and an abundance of natural light. The spacious kitchen is designed for both style and practicality, while the open living and dining areas provide seamless flow for entertaining. Upstairs, you'll find 4 generous size bedrooms, including a luxurious primary suite with 5pc ensuite. The fully developed basement expands your living space with a 5th bedroom and second fireplace, making it the perfect spot for movie nights, game days or a private retreat. Enjoy the comfort of a triple car garage, providing ample storage and parking space. The East facing backyard is perfect for morning sun and outdoor gatherings, offering a peaceful retreat. Every detail in this thoughtfully designed and maintained, making it truly move-in ready! Call to book your showing!

Built in 2001

## Essential Information

MLS® #

A2254527



|                |             |
|----------------|-------------|
| Price          | \$1,099,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,330       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 69 Simcoe Close Sw |
| Subdivision | Signal Hill        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H4N4             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 7  |
| Parking        | Aggregate, Front Drive, Garage Door Opener, Off Street, Triple Garage Attached |
| # of Garages   | 3  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Living Room, Mantle, Tile, Basement, Three-Sided   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Dog Run, Private Yard   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers, Dog Run Fenced In |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Stucco  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 1                   |
| Zoning         | RC-G                |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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