

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

MLS® #A2260319

## \$459,900

2 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

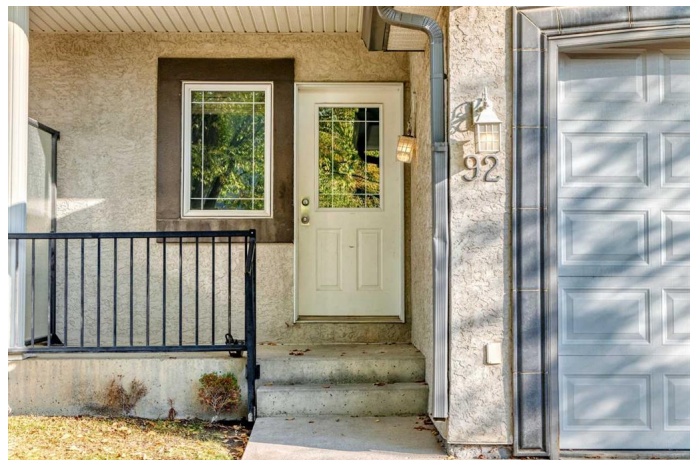
Signal Hill, Calgary, Alberta

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 | 20                   |
| Zoning         | M-C1 d50             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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