

\$947,000 - 20 Simcoe Close Sw, Calgary

MLS® #A2218561

\$947,000

4 Bedroom, 4.00 Bathroom, 2,111 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Well cared for two story home BACKING ONTO A PRIVATE GREEN SPACE. Situated in the highly sought-after Signal Hill neighbourhood, this perfect family home offers over 3,000 square feet of living space with the fully developed basement. There is an elegant, curved staircase leading to the generously sized primary bedroom, complete with a relaxing ensuite. This residence boasts a total of four bedrooms but can easily be a 6 BEDROOM HOME with the flexibility to create two additional bedrooms in the lower level by converting the office and workout space into bedrooms 5 and 6. The main level, showcases a spacious and welcoming kitchen, designed for both functionality and style. There is lots of cabinetry and counter space, accompanied by a large walk through pantry. The eating area has WALLS OF WINDOWS allowing for an unobstructed view of the beautifully landscaped backyard. This outdoor oasis features a gorgeous stone patio and a private deck with a pergola, conveniently wired for a future hot tub. The basement is thoughtfully developed with a large family room, a three piece bathroom, an additional bedroom and versatile spaces that can be used as an office, media room, or extra bedrooms. This great home is loaded with extra features, including CENTRAL AIR, a reverse osmosis system, a water softener, an underground sprinkler system and central vacuum. The utility room is equipped with plenty of shelving and cabinetry for additional



storage solutions. Situated on a QUIET, CHILD SAFE STREET within a premium family neighbourhood. This home is ready to move into.

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218561 |
| Price | \$947,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,111 |
| Acres | 0.13 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 20 Simcoe Close Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 4N4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
|-------------------|--|

| | |
|-----------------|---|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind, Private, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

Listing Details

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|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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