$835,000 - 185 Simcoe Circle Sw, Calgary

MLS® #A2213306

$835,000

4 Bedroom, 4.00 Bathroom, 1,891 sqft
Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

OPEN HOUSE â€“ Sat April 26(1-3) LOCATION ALERT!! A quiet crescent in Signal Hill, with no neighbours behind, a short walk to the West LRT, Westside Rec Centre, Ernest Manning HS and Battalion Park School. This two storey offers 2650 sq ft of developed living space over three levels with 3 beds and a Bonus Room up, a fully developed lower level with a 4th bedâ€¦ plus 3.5 baths. This home has been well maintained through the years with a variety of upgrades including triple pane windows, new siding and SOLAR PANELS in the past 2 years, plus a new furnace and roof in 2018. All of the capital expenses have been attended to! This home has been freshly painted throughout, is vacant, move-in ready and available for immediate possession. With a western exposure you will be struck by the volume of natural light, WARM & BRIGHT, this is a home which follows the sun through the day. The main level features a Den/Home office up front and an open plan Great Room in backâ€¦ a space for the family to lounge/a space for entertaining. The kitchen features granite counters, s/s appliances and a center island/breakfast bar, this leads to a rear deck and patio with gazebo which sets up well for summertime fun. Upstairs you will find a large Bonus Room with a western exposure. The primary bedroom features a 5pc en suite, refreshed with white quartz countertops, and a walk-in closet. The two additional beds up are well-sized and share a 4pc bath, also refreshed with white quartz countertops. The

lower level is fully developed offering a large rec room for the kids to romp, a 4th bed with a full en suite bath. Call today to view!

Built in 2000

Essential Information

MLS® #	A2213306
Price	$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	185 Simcoe Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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