

# \$549,900 - 88 Simcoe Place Sw, Calgary

MLS® #A2234539

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,408 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This end-unit townhouse in the Stonehurst Place complex offers a great blend of comfort, style, and easy living. Freshly painted and featuring a brand-new hot water tank, this home is move-in ready and ideal for anyone seeking easy living without the maintenance headaches—snow removal and lawn care are all taken care of for you.

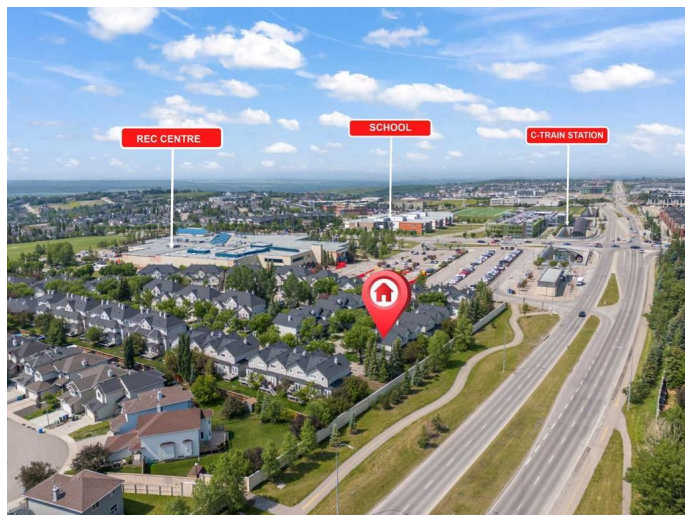
Inside, the main floor features nine-foot ceilings and a bright, open layout that feels welcoming from the moment you walk in. The kitchen offers plenty of storage and workspace with warm maple cabinetry, and the living area is anchored by a cozy gas fireplace. Just off the main floor the backyard gives you a quiet space to unwind outdoors.

Upstairs are three well-sized bedrooms and two full bathrooms—perfect for families, guests, or setting up a home office. The fully finished basement expands your living space with a large rec room, an additional bedroom, and a full bathroom—perfect for movie nights, visitors, or a teenager's retreat. There's also a large in-unit storage room to keep things organized.

With the Westside Rec Centre and the LRT station just around the corner, you're only 15 minutes from downtown and close to great schools, parks, and local amenities.

This move-in-ready home is a smart choice for anyone looking for privacy, convenience, and a great location.

Built in 2000



## Essential Information

MLS® #	A2234539
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	88 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T8

## Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, High Ceilings
Appliances	Dishwasher, Garburator, Range, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Yard, Landscaped, Treed  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 27th, 2025  
Days on Market        4  
Zoning                    M-C1 d50

**Listing Details**

Listing Office            eXp Realty

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