

# \$1,095,000 - 230 Simcoe View Sw, Calgary

MLS® #A2244504

**\$1,095,000**

6 Bedroom, 4.00 Bathroom, 2,829 sqft

Residential on 0.13 Acres

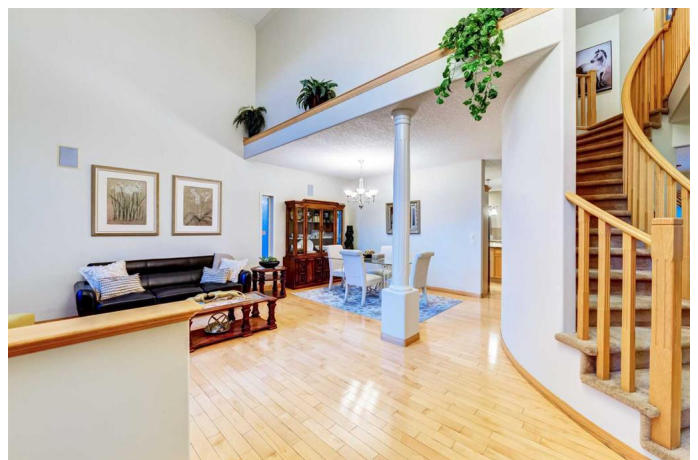
Signal Hill, Calgary, Alberta

Discover the perfect blend of elegance, space, and location in this impressive 6-bedroom home (4-up, 2-down) offering almost 4,000 sq. ft. of beautifully appointed living space. Tucked away in a prime spot backing directly onto lush green space, this home provides both privacy and a peaceful, picturesque setting. Enjoy the convenience of being within walking distance to excellent schools—including Ernest Manning High School—as well as the LRT, Westside Recreation Centre, parks, shopping, and more. Commuters will love that downtown Calgary is just 15 minutes away. Inside, you'll find quality craftsmanship throughout: soaring 9-foot knockdown ceilings, rich granite counters, stainless steel appliances, gleaming hardwood floors, stylish built-ins, rounded drywall corners, and elegant curved staircases. The thoughtful floor plan offers extra-large rooms throughout, giving you and your family all the space you need to live and entertain in comfort. Incredible value for a home of this size and calibre.

Built in 2001

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2244504    |
| Price      | \$1,095,000 |
| Bedrooms   | 6           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,829       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 230 Simcoe View Sw |
| Subdivision | Signal Hill        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 4N4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, 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   | Back Lane, Garden, See Remarks |
| Roof              | Asphalt Shingle                |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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