

\$1,099,000 - 69 Simcoe Close Sw, Calgary

MLS® #A2254527

\$1,099,000

5 Bedroom, 4.00 Bathroom, 2,330 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

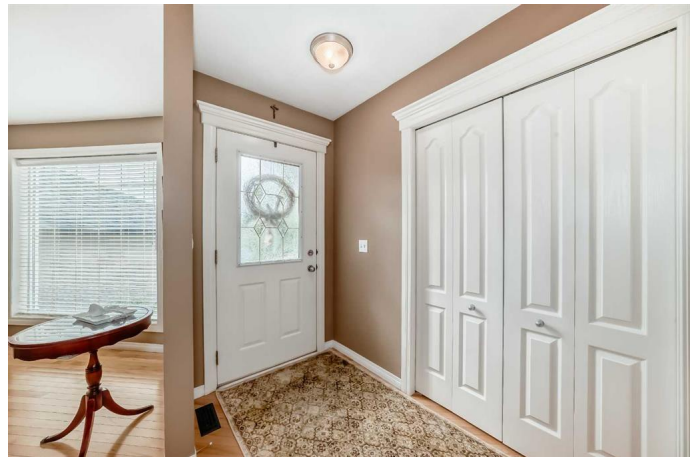
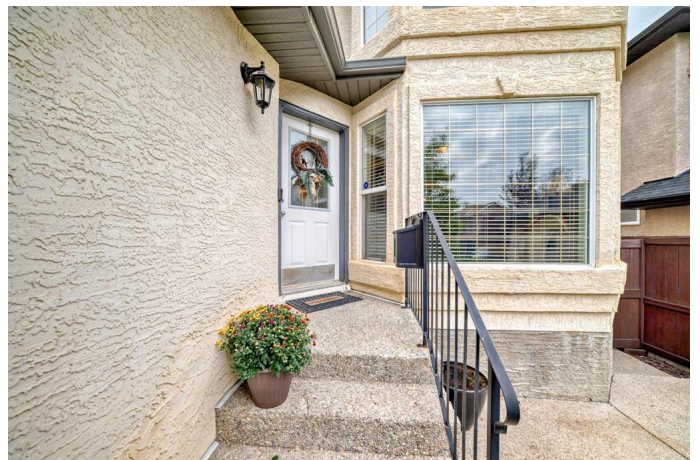
Welcome to 69 Simcoe Close SW, located in the beautiful community of Signal Hill. This immaculate 5 Bedroom home offers the perfect blend of elegance and functionality. Boasting a fully developed floorplan, this home features beautiful hardwood floors, granite countertops, and TWO cozy fireplaces that create a warm, inviting atmosphere. From the moment you enter, you'll be greeted by rich hardwood floors, soaring ceilings, and an abundance of natural light. The spacious kitchen is designed for both style and practicality, while the open living and dining areas provide seamless flow for entertaining. Upstairs, you'll find 4 generous size bedrooms, including a luxurious primary suite with 5pc ensuite. The fully developed basement expands your living space with a 5th bedroom and second fireplace, making it the perfect spot for movie nights, game days or a private retreat. Enjoy the comfort of a triple car garage, providing ample storage and parking space. The East facing backyard is perfect for morning sun and outdoor gatherings, offering a peaceful retreat. Every detail in this thoughtfully designed and maintained, making it truly move-in ready! Call to book your showing!

Built in 2001

Essential Information

MLS® #

A2254527



Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,330
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 Simcoe Close Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4N4

Amenities

Parking Spaces	7
Parking	Aggregate, Front Drive, Garage Door Opener, Off Street, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Tile, Basement, Three-Sided

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	1
Zoning	RC-G

Listing Details

Listing Office	Century 21 Bravo Realty
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