

# \$459,900 - 92 Simcoe Place Sw, Calgary

MLS® #A2260319

## \$459,900

2 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

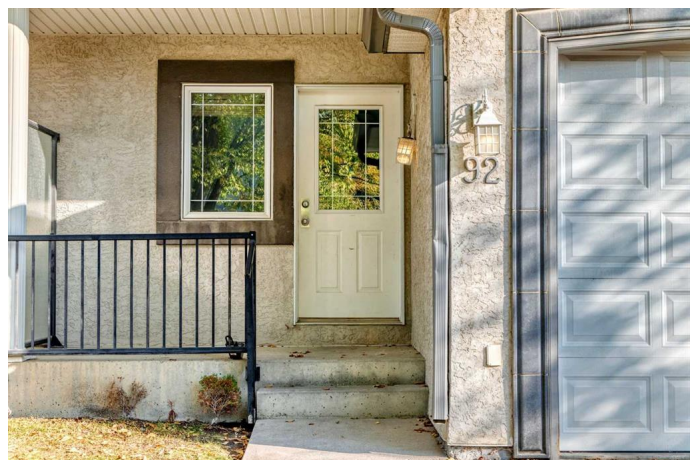
Signal Hill, Calgary, Alberta

This striking 2-storey townhome in coveted Signal Hill is walking distance to the LRT, shopping, schools, and Westside Rec Centre shows beautifully. The entire main floor was renovated with luxury vinyl plank, and the kitchen features ceiling-height cabinetry and stainless steel appliances flowing into bright living and dining areas. Enjoy a private deck and direct access to the fully insulated single attached garage. Upstairs offers two primary bedrooms, each with a large closet and ensuite, plus brand-new carpet on the upper level and stairs. The unfinished basement has rough-in plumbing ready to develop or perfect for storage. 92 Simcoe Place delivers turnkey living in a prime location—book your private showing today.

Built in 2000

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260319    |
| Price          | \$459,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,201       |
| Acres          | 0.00        |
| Year Built     | 2000        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 92 Simcoe Place Sw |
| Subdivision | Signal Hill        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H4T8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Laminate Counters                                                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Washer/Dryer, Window Coverings, Humidifier |
| Heating           | Central, Forced Air                                                                       |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                    |
| Lot Description   | Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 11                   |
| Zoning         | M-C1 d50             |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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