



\$ 625,000.00

24 SIMCOE PLACE SW CALGARY

<https://paulbrinton.com>

Welcome to your new home! This is a gorgeous, 3 bedroom turnkey villa bungalow located in prestigious Signal Hill just minutes from the LRT, Westside Recreation Centre, and Ernest Manning High School. This home is loaded with features such as a formal dining room, private office with built-in bookcase, huge...

- 3 beds
- 3 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow, Side by Side

MLS ® #: A1152833

Type: Semi Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

Post Updated: 2021-10-17 00:32:06

Bathrooms: 3

Bedrooms Above Grade: 1

Date added: 10/17/21

Two Piece Bath: 1

Lot size: 5952 sq ft

Year built: 2000

Parking: Double Garage Attached, Driveway

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Association Amenities: None

Community Features: Playground, Shopping
Nearby

Fencing: None

Cooling: None

Interior Features: Breakfast Bar, Central
Vacuum, Granite Counters, High
Ceilings, Kitchen Island, No Smoking
Home, Vaulted Ceiling(s), Wet Bar

Roof Type: Asphalt Shingle

Total Parking: 4

Flooring: Carpet, Hardwood

Fireplace Features: Gas

Exterior Features: None

District: CAL Zone W

Inclusions: none

Lot Features: Lawn, Irregular
Lot, Landscaped, Level

Heating Type: In Floor, Forced Air



PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 4

Construction Materials: Stucco

Foundation: Poured Concrete

Appliances: Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator

Subdivision Name: Signal Hill

Lot Size Acres: 0.14

Levels: One

Zoning: R-C2

List Price Square Foot: \$ 406.90

Photo Count: 31

Unit Exposure: W

Suite: No

Frontage Metres: 21.89M 71`10"

Living Area SF: 1536.00

Structure Type: Duplex

Restrictions: Condo/Strata Approval

