



\$ 369,900.00

35 SIMCOE PLACE SW CALGARY

<https://paulbrinton.com>

Fantastic location! This home is situated quietly in this highly desirable complex yet close to Westside Rec Centre and the LRT station. The executive 1,402 sq.ft 3 Storey town home features 3 bedrooms and 2.5 baths. An Excellent layout and in Excellent condition! The Living room is large and bright...

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 3 Storey

MLS ® #: A1144540

Type: Row/Townhouse

Bedrooms: 3

Baths Half: 1

Status: Active

Year built: 2000

Parking: Concrete Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached

Post Updated: 2021-11-29 19:23:14

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 09/10/21

Two Piece Bath: 1

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Accessibility Features: Accessible Entrance

Water Source: Public

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Exterior Features: Barbecue, Courtyard, Playground

Electric: 100 Amp Service

Total Parking: 1

Flooring: Carpet, Ceramic Tile

Association Amenities: Snow Removal, Visitor Parking

Fireplace Features: Gas, Insert, Living Room, Mantle, Tile

Community Features: Park, Schools Nearby, Playground, Street Lights, Shopping Nearby

Fencing: None

District: CAL Zone W



Cooling: None

Lot Features:

Lawn,Landscaped,Level,Street Lighting

Heating Type: Fireplace(s),Forced Air,Natural Gas

Interior Features: Central Vacuum,Closet Organizers,French Door,No Smoking Home,Storage,Walk-In Closet(s)

Roof Type: Asphalt Shingle

Sewer Septic: Public Sewer

PROPERTY INFORMATION

Basement: Partial, Unfinished

Laundry features: Laundry Room, Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Construction Materials: Stucco,Wood Frame

Foundation: Poured Concrete

Living Area SF: 1402.00

Structure Type: Four Plex

Levels: Three Or More

Zoning: M-C1 d50

List Price Square Foot: \$ 263.84

Photo Count: 25

Unit Exposure: E

Suite: No

Appliances: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: Signal Hill

Restrictions: Pet Restrictions or Board approval Required,Pets Allowed,Restrictive Covenant-Building Design/Size

