$539,900 - 34 Simcoe Place Sw, Calgary

MLS® #A2240165

$539,900

3 Bedroom, 3.00 Bathroom, 1,493 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Location, Location, Location! Great opportunity for first-home buyers or Investors! Welcome to this spacious & charming 3 storey townhome in Stonehurst Place, located in the highly desirable area of Signal Hill. The space is endless & the natural light pours into the unit. With 3 bedrooms, 2.5 bath, there is plenty of room for everyone. There is a Gas Fireplace in a Bright Living Room and Extra Large West Facing Balcony. U-shaped kitchen with separate dining area. Spacious Primary Suite with Huge Walk-in Closet & Full Ensuite Bath. Tons of Natural Light as the unit has windows on all sides. The town house management is a very well run and managed complex! The single attached garage provides extra storage a keeps the weather off your car. Located steps from Westside Recreation Centre, LRT C-Train Station, West Market Square & Ernest Manning High School. Minutes to downtown, Aspen Landing Mall & the Shops of West Hills. Play-parks, schools & dining are also moments away. Quick & easy access to the new West Stoney Ring Road for ease anywhere in the city, or zip to the mountains in under an hour! NO age restriction. Does not back onto a BUSY roadway! PETS are allowed. If you want the comfortable executive lifestyle, low maintenance, convenient location & with GREAT neighbors, you will LOVE THIS HOME! Come see this great property AND MOVE-IN Ready! Letâ€™s Turn this Beautiful townhome into your HOME!! Book your showing today with your favorite realtor.

Built in 2000

Essential Information

MLS® #	A2240165
Price	$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	34 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2025
Days on Market	28
Zoning	M-C1 d50

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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