

# \$995,000 - 120 Simcoe Close Sw, Calgary

MLS® #A2262709

**\$995,000**

4 Bedroom, 4.00 Bathroom, 1,857 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

LOCATION ALERT!! A quiet crescent in Signal Hill, backing the playing fields, adjacent the Westside Rec Centre, steps to the West LRT and Ernest Manning HS, a short walk to Battalion Park School. A FANTASTIC LOCATION! Enjoy your evenings on the deck, with no neighbours behind, send the kids to kick a ball in the field behind, sneak out the back gate for your workout at the Westside Rec, or to see your kids off to school in the morning, there is a lot to LOVE about this location. This two storey home offers 2730 sq ft over three levels, a wonderful space to call home. On the main you will enjoy the Great Room in back, overlooking the playing fields. "PRIVATE & QUIET! The kitchen is designed for entertaining with its center island breakfast bar, and generous dining nook, granite counters and s/s appliances including a gas stove. There is also a living room (or dining room) at the entrance, under a 17' cathedral ceiling, with a south exposure. "WARM & BRIGHT! The sweeping staircase leads you upstairs where you will find the primary retreat behind French doors, overlooking the fields behind, where you will enjoy a lounge area and full 5pc en suite. There is a second bedroom up, which also features a full en suite PLUS, two additional beds down. The lower level is fully developed offering a large rec room, the two additional beds and a full bath, Your older kids will love to have this space to themselves.



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262709    |
| Price          | \$995,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,857       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 120 Simcoe Close Sw |
| Subdivision | Signal Hill         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 4N3             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, French Door                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard                                            |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco                                                              |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 17                |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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