

\$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	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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