

\$849,000 - 185 Simcoe Circle Sw, Calgary

MLS® #A2189786

\$849,000

4 Bedroom, 4.00 Bathroom, 1,882 sqft

Residential on 0.09 Acres

Signal Hill, Calgary, Alberta

Welcome to this stunning detached home in the highly sought-after SW community of Signal Hill. Offering approximately 2,600 sq. ft. of beautifully developed living space, this 2-storey gem features 4 bedrooms, 3.5 bathrooms, and a spacious double attached garage. Step inside to discover a bright and open-concept main level, flooded with natural light from large, strategically placed windows. The modern kitchen is a chef's delight, boasting elegant white cabinetry, gleaming granite countertops, stainless steel appliances, a convenient breakfast bar, and a separate pantry for ample storage. Upstairs, you'll find a spacious bonus room with vaulted ceilings, expansive windows, and a cozy fireplace—perfect for relaxing or entertaining. The upper level also includes three generously sized bedrooms, including a luxurious primary suite complete with a 5-piece ensuite and a large walk-in closet. The fully finished basement provides additional living space, offering a versatile family or recreation room, a fourth bedroom, and a stylish 4-piece ensuite bathroom. Outside, the home continues to impress with a large driveway that accommodates multiple vehicles and a beautifully landscaped backyard. Enjoy outdoor living with a spacious deck and gazebo, ideal for entertaining guests or unwinding in a private, serene setting. Notable updates include new siding and gutters, triple-paned windows for enhanced energy efficiency, and 12 solar panels, making this



home both stylish and sustainable.
Conveniently located close to top-rated schools, popular restaurants, shopping centers, and public transit, this home is perfect for families looking to settle in a vibrant and connected community. Don't miss this incredible opportunityâ€”schedule your private showing today! 2017-Roof and Furnace. 2024-Solar Panels, Siding, Gutters, and Sprinklers.

Built in 2000

Essential Information

MLS® #	A2189786
Price	\$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,882
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	185 Simcoe Circle Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s), Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Landscaped, Rectangular Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 23rd, 2025

Days on Market 50

Zoning R-CG

Listing Details

Listing Office 2% Realty

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