

# \$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 opportunity! 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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