

# \$999,000 - 38 Simcoe Crescent Sw, Calgary

MLS® #A2232437

**\$999,000**

4 Bedroom, 4.00 Bathroom, 2,260 sqft  
Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

\*\*\*\*OPEN HOUSE SUNDAY 2-4

PM\*\*\*\*Beautifully updated 4-bedroom family home in the heart of Signal Hill, just steps from 17th Ave, the LRT, Westside Recreation Centre, shops, and only 15 minutes to downtown. This bright, open-concept home features a spacious great room with fireplace, a formal dining room perfect for family gatherings, and a large, sun-filled kitchen with walk-through pantry, new countertops and fridge (2025), and a cheerful breakfast nook that opens onto a generous deck and expansive backyard with sprinkler system. Upstairs, youâ€™™ll find a large bonus room with a second fireplace, two spacious childrenâ€™™s bedrooms, a full bath, and a serene primary suite with 5-piece ensuite and walk-in closet. The finished basement offers 9â€™™ ceilings, a fourth bedroom, full bathroom, two storage rooms, a sound-insulated media room ideal for movie nights, and a versatile flex space perfect for a playroom, home office, or gym. Recent updates include a new furnace and A/C (2024), carpet & vinyl plank flooring (2020), Hot Water Tank (2013), and shingles (2017). An oversized garage and convenient main floor laundry complete this exceptional home. Located within walking distance to Joan of Arc School and close to some of Calgaryâ€™™s top-rated westside schools. A wonderful opportunity for your family in a sought-after community.



Sotheby's International Realty Canada

06.13.2025 - 38 SIMCOE CRESCENT SW

|            |                |           |
|------------|----------------|-----------|
| MAIN       | 1,025.80 SQ FT | 96.30 M2  |
| UPPER      | 1,234.53 SQ FT | 114.87 M2 |
| BASEMENT   | 965.60 SQ FT   | 89.41 M2  |
| BMS AREA   | 2,260.13 SQ FT | 209.97 M2 |
| TOTAL AREA | 3,125.73 SQ FT | 290.38 M2 |

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Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232437    |
| Price          | \$999,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,260       |
| Acres          | 0.15        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38 Simcoe Crescent Sw |
| Subdivision | Signal Hill           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 4K6               |

## Amenities

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

## Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                                           |

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Fireplace       | Yes                                               |
| # of Fireplaces | 2                                                 |
| Fireplaces      | Family Room, Gas, Great Room, Mantle, See Remarks |
| Has Basement    | Yes                                               |
| Basement        | Finished, Full                                    |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Brick, Stucco          |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 36              |
| Zoning         | R-CG            |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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