

92 simcoe Place SW  
Calgary, Alberta

MLS # A2260319



**\$459,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Signal Hill   |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,201 sq.ft.  | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached  |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind |               |                   |

|                    |                                     |                   |          |
|--------------------|-------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Central, Forced Air                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl Plank                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | \$ 366   |
| <b>Basement:</b>   | Full, Unfinished                    | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame                  | <b>Zoning:</b>    | M-C1 d50 |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters, Laminate Counters |                   |          |

**Inclusions:** None

This striking 2-storey townhome in coveted Signal Hill—walking distance to the LRT, shopping, schools, and Westside Rec Centre—shows beautifully. The entire main floor was renovated with luxury vinyl plank, and the kitchen features ceiling-height cabinetry and stainless steel appliances flowing into bright living and dining areas. Enjoy a private deck and direct access to the fully insulated single attached garage. Upstairs offers two primary bedrooms, each with a large closet and ensuite, plus brand-new carpet on the upper level and stairs. The unfinished basement has rough-in plumbing—ready to develop or perfect for storage. 92 Simcoe Place delivers turnkey living in a prime location—book your private showing today.