

# \$1,088,000 - 29 Simcoe Gate Sw, Calgary

MLS® #A2231298

**\$1,088,000**

4 Bedroom, 4.00 Bathroom, 1,732 sqft

Residential on 0.13 Acres

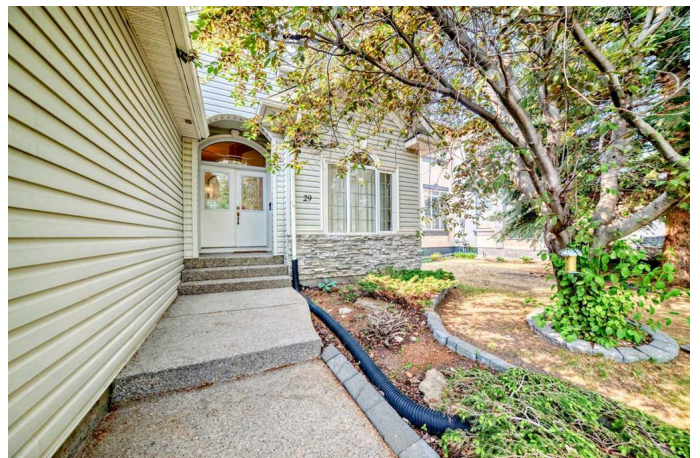
Signal Hill, Calgary, Alberta

Welcome to this stunning, high-class luxury bungalow offering exceptional comfort and convenience!

Ideally located just minutes from top-rated public and private schools—including Griffith Woods School, Ernest Manning High School, Rundle College, and Webber Academy—this beautiful home is surrounded by all the essentials. You'll find a nearby bus stop, the WB 69 Street C-Train Station, shopping centers, and Westside Recreation Centre just steps away.

This elegant bungalow features over 3,300 sq ft of total living space with Central Air Conditioner and two furnaces, an open floor plan with expansive views, and a sunny south-facing backyard backing onto a large green space.

The main floor boasts brand-new water-proof engineered hardwood flooring and 9' to 11' high ceilings throughout. Enjoy a spacious living room, formal dining area, and a large kitchen complete with built-in stainless steel appliances, granite countertops, and an island breakfast bar that opens to a bright, sunny deck. The main level also includes a luxurious primary bedroom with serene green views, a walk-in closet, and a 5-piece ensuite (jetted tub), plus a dedicated office with built-in cabinetry (could be a bedroom).



A striking spiral staircase leads to the fully developed basement with a separate entrance. This level offers 9â€™™ ceilings, three additional bedrooms plus one office, two full bathrooms (one is jetted tub), a second washer and dryer set, two hot water heaters, a large entertainment area, and access to a private concrete patioâ€™”perfect for guests or extended family. There is Low-maintenance landscaping in both the front and backyards add to the ease of living.

Great to live in. Great to invest.

Built in 1999

### **Essential Information**

MLS® #	A2231298
Price	\$1,088,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,732
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	29 Simcoe Gate Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4K6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Central Vacuum, Jetted Tub, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 21st, 2025
Days on Market	43
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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