



**29 SIMCOE Gate, Calgary T3H 4K6**

MLS® #: **A2134564** Area: **Signal Hill** Listing Date: **05/23/24** List Price: **\$1,190,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **5,532 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,732**  
 Low Sqft:  
 Ttl Sqft: **1,732**

DOM  
**31**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Irregular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Hardwood, Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Bookcases, Ceiling Fan(s), Granite Counters, High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	4`8" x 8`4"	Entrance	Main	6`5" x 6`8"
Office	Main	10`4" x 9`3"	2pc Bathroom	Main	4`0" x 7`0"
Dining Room	Main	13`2" x 10`0"	Foyer	Main	9`3" x 16`0"
Kitchen	Main	15`4" x 13`6"	Breakfast Nook	Main	11`2" x 11`0"
Living Room	Main	15`0" x 17`7"	Bedroom - Primary	Main	13`8" x 12`11"
5pc Ensuite bath	Main	12`1" x 13`8"	Walk-In Closet	Main	4`11" x 6`0"
Walk-In Closet	Main	5`0" x 6`0"	Walk-In Closet	Basement	4`10" x 3`9"

Bedroom  
Bedroom  
Walk-In Closet  
Laundry  
3pc Bathroom

Basement  
Basement  
Basement  
Basement  
Basement

13`2" x 11`0"  
13`9" x 8`9"  
4`10" x 8`0"  
5`0" x 6`9"  
9`9" x 6`10"

4pc Bathroom  
Family Room  
Den  
Furnace/Utility Room  
Bedroom

Basement  
Basement  
Basement  
Basement  
Basement

8`7" x 4`10"  
23`10" x 26`7"  
6`9" x 7`3"  
9`4" x 12`0"  
12`7" x 9`0"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C1**  
Legal Desc: **9813414**

Remarks

Pub Rmks: **Location! Location! Location! Walkout Luxurious Bungalow with Upgrades in highly desirable community in Signal Hill! Welcome to this Stunning house boasting over 3300 sq ft of living space, perfectly designed for comfort and style. A Must-See Property! Step inside and be captivated by the 9' and 11' ceilings on the main level, 9' ceiling in basement. creating an open and airy ambiance. Four-bedroom + den home +walk-out basement. No carpet home! Significant Newly upgraded includes: One new Air condition (2023), The appliances including newer fridge, microwave and dishwasher, Reno countertop with a large island make the kitchen a dream for any chef. Relative newer roofing. Newer hardwood flooring in Main office and master bedroom and stairs. Cozy up by one of the two gas fireplaces, adding charm to those family time! The main floor offers master bedroom with huge Ensuite 5P bathroom and good size closets, also features convenience and practicality with a large laundry area, making household chores a breeze. Parking is a breeze with the oversized 22'x21.92' double attached heated garage, ensuring your vehicles stay protected year-round. Enjoy outdoor living with both the upper and lower decks, complete with gas connections, perfect for hosting summer barbecues. With a south-facing backyard, you'll bask in sunlight throughout the day. Location couldn't be better! With famous public and private schools (3 mins to Griffith Woods School, 2 mins to Ernest Manning High School, 3 mins to Rundle College, 8 mins to Webber Academy), 1 min to bus stop, 4 mins to WB 69 Street C-Train Station, and shopping centers nearby, steps to Westside Recreation Centre, 4 mins to Strathcona South Ravine, you'll have everything within reach. Enjoy your unforgettable memories in your new home. Don't miss out on this incredible opportunity to own a truly remarkable property. Awesome neighbourhood! Open House: 2 pm-4 pm May 25 & May 26 , 2024.**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















