



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 SIMONS Road, Calgary T2K 2S4**

MLS®#: **A2168891**

Area: **Thornccliffe**

Listing Date: **09/28/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1956**  
Lot Information  
Lot Sz Ar: **5,984 sqft**  
Lot Shape: **30.45**

Finished Floor Area  
Abv Sqft: **1,200**  
Low Sqft:  
Ttl Sqft: **1,200**

DOM

**53**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cleared,Few Trees,Lawn,Gentle Sloping,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **None,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`3" x 11`5"</b>
<b>Laundry</b>	<b>Lower</b>	<b>14`3" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>11`2" x 10`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>22`3" x 15`4"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`6" x 4`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 10`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`4" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>7`4" x 7`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**5564HA**

Remarks

Pub Rmks:

**Don't miss this beautifully updated and spacious 4-bedroom bungalow on Thorncliffe's most desirable street! Nestled on an oversized lot and backing onto a serene green space, this home offers exceptional living both indoors and out. The main floor showcases timeless hardwood flooring and a renovated kitchen with plenty of counter and cabinet space, newer appliances, including a Miele dishwasher and a 4-door stainless steel refrigerator. The bright and airy main floor space includes a large and bright living room, eating area, primary bedroom, a 4-piece bathroom with a large soaker tub, and two additional well-sized bedrooms. Downstairs, the lower level is perfect for entertaining or relaxing, with a large recreation room, a cozy sitting area complete with a gas fireplace, and a convenient laundry center. The lower level also boasts a spacious legal bedroom, a 3-piece bathroom, and brand-new carpet throughout. Step outside into your personal oasis with over \$70,000 invested in professional landscaping. Enjoy the large natural wood-stained deck, ample rear yard space, fire pit area, large storage shed, newer fencing, and the thoughtfully designed front walkways, front and back cement patios, so you can chase the east to west sun, perfect for outdoor gatherings. Additional updates include newer shingles, fresh paint, vinyl windows, and a high-efficiency furnace, making this home move-in ready! Thorncliffe is a well-established community in Calgary, offering a perfect blend of urban convenience and suburban tranquility. With easy access to schools, parks, shopping, and major roadways, Thorncliffe provides everything a family needs within reach. Its green spaces and mature trees add to the neighborhood's charm, making it a sought-after destination for those seeking both peace and connectivity.**

Inclusions:  
Property Listed By:

n/a  
**Nineteen 88 Real Estate**

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





















