



THE A-TEAM

RE/MAX FIRST

9 SIMCREST Manor, Calgary T3H4K1

MLS@#: A2179394 Area: Signal Hill Listing Date: 11/15/24 List Price: \$1,180,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Calgary
City/Town: Calgary
Year Built: 2000
Finished Floor Area: 1,756
Lot Sz Ar: 5,521 sqft
Ttl Sqft: 1,756

DOM

6
Layout
Beds: 5 (2 3)
Baths: 4.0 (3 2)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz: 2

Access: Back Yard,Front Yard,Lawn
Lot Feat: Double Garage Attached,Garage Door Opener,Heated Garage
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor,Fireplace(s),Forced Air,Natural Gas
Sewer:
Ext Feat: Lighting,Private Yard,Storage
Construction: Stone,Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings
Int Feat: Bar,Built-in Features,Central Vacuum,Chandelier,Crown Molding,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Storage,Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Living Room, etc.

2pc Bathroom
Kitchenette
Bedroom
Storage

Basement
Basement
Basement
Basement

4`10" x 6`0"
7`0" x 7`10"
10`8" x 11`8"
7`6" x 11`0"

Family Room
Bedroom
Bedroom

Basement
Basement
Basement

16`2" x 23`2"
11`0" x 14`9"
11`8" x 14`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813257

Zoning:
R-CG

Remarks

Pub Rmks:

Introducing a luxurious and unique home in the highly desirable Upper West Side community of Signal Hill. This professionally renovated property boasts 5 spacious bedrooms and 5 modern bathrooms, This exceptional home features two primary bedrooms, each with its own ensuite on the main floor, offering unparalleled privacy and comfort. The lower level includes three additional spacious bedrooms, complemented by a shared Jack and Jill bathroom—perfect for family living or hosting guests, covering over 3,500 sq ft of impeccable living space. Enjoy the comfort of heated floors, a heated garage, and central air conditioning. The home is conveniently located close to premium amenities, shopping centres, the Westside Recreation Center, top-rated schools, parks, scenic walking paths, and the 69 St LRT station for easy commuting. An exceptional property perfect for families seeking elegance and convenience. This property is truly impressive and a must-see! With its luxurious finishes, spacious layout, and unbeatable location, it's ready to be your dream home. Don't wait—schedule your showing today!

Inclusions:
Property Listed By:

**Living room television
Century 21 Bamber Realty LTD.**

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











