



GRASSROOTS

REALTY GROUP

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**11 Simcoe Crescent SW
Calgary, Alberta**

MLS # A2292695

\$959,000



Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: n/a

Unbeatable location, very nice renovations, and a great west facing backyard! Luxury builder Vicon Homes developed the basement in 2018, including a steel beam to create a wide-open recreation area (with in-ceiling surround sound), a large bedroom, and a 3-pc bathroom. In 2021, ensuite is fully renovated, including a deep soaker tub, oversized shower and two sinks. A major overhaul of the furnace (including replacing the heat exchanger and fan blowers), and a new A/C unit in 2022. This home has a great floor plan, a wide open, super-comfortable main level with 9 feet ceiling, three good-sized bedrooms upstairs, and an extra-large bonus room with four massive windows. Cozy deck with a roll-out awning and a patio, trees , flowers complete the backyard! Walking distance to Ernest Manning High School, Westside Rec Centre and LRT (just take the walking path at the end of Simcoe Gate), or drive downtown in 12 minutes, easy access to Stoney Trail.