



**34 Simcoe Place SW
Calgary, Alberta**

MLS # A2301399



\$489,900

Division:	Signal Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Location, convenience, and comfort converge in this spacious and charming 3-storey townhome within the highly desirable Stonehurst Place of Signal Hill. Bathed in natural light from windows on all sides, this unique residence offers an airy, expansive feel that is rare in townhome living. The heart of the home is a bright, welcoming living room anchored by a cozy gas fireplace, which opens directly onto an extra-large West-facing balcony—the perfect spot to enjoy long Calgary sunsets. A functional U-shaped kitchen with a separate dining area provides the ideal setup for both intimate dinners and lively entertaining. The upper levels serve as a true sanctuary, featuring a spacious Primary Suite complete with a massive walk-in closet and a private full ensuite bath. With three bedrooms and 2.5 bathrooms, the layout is perfectly suited for a growing family or a professional couple. Practicality meets peace of mind in this impeccably managed, pet-friendly complex; the single attached garage provides essential storage and protection from the weather, while the unit’s prime position away from busy roadways ensures a quiet retreat. This property presents a versatile opportunity for both homeowners and savvy investors. While it is move-in ready for those looking to start their next chapter, it also serves as a turnkey investment with a reliable tenant already in place who is eager to stay. Whether you are seeking a low-maintenance executive lifestyle or a high-demand rental in a premier location, this home delivers on every front. The lifestyle afforded by this location is truly second to none—steps away from the Westside Recreation Centre, LRT C-Train Station, and Ernest Manning High School, and only minutes from Aspen Landing and the mountains. Don't let this rare opportunity pass; reach out today to schedule your private viewing and see the potential for yourself!

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