



GRASSROOTS

REALTY GROUP

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**40 Simcoe Place SW
Calgary, Alberta**

MLS # A2305616



\$480,000

Division:	Signal Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,538 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Storage, Walk-In Closet(s)		

Inclusions: N/A

3-BEDROOM TOWNHOME WITH ATTACHED GARAGE, JUST STEPS TO THE LRT AND WESTSIDE REC CENTRE! Ideally located in a quiet complex in Signal Hill, this well-maintained townhome offers a bright and functional layout with 3 bedrooms, 2.5 bathrooms, and a single attached garage plus an additional driveway parking space. The sunny first floor features laminate flooring and ceramic tile throughout, with a spacious living room highlighted by a gas fireplace and large windows that fill the room with natural light. The kitchen offers ample workspace, with maple cabinetry, a breakfast bar, and upgraded appliances, including a gas stove and a brand-new refrigerator. The adjacent dining area provides direct access to a large West-facing patio with a gas hookup and a beautiful view surrounded by greenery. A discreet powder room with a convenient laundry area completes this level. Upstairs, 3 large bedrooms and 2 full bathrooms reside. The generously sized primary retreat features a walk-in closet, a private West-facing balcony, and a 4-piece ensuite bathroom. Two large additional bedrooms are perfect for a family or those working from home. They share quick access to the main 4-piece bathroom. A partial basement provides loads of additional storage, and a central vacuum system adds everyday convenience. This quiet, well-managed complex also offers ample visitor parking. Situated in the highly sought-after community of Signal Hill, this home offers unbeatable access to the LRT, making commuting to downtown quick and convenient. Enjoy being just steps from the Westside Recreation Centre, with swimming, fitness facilities, ice arenas, and more. Families will appreciate nearby schools, including Ernest Manning High School, along with easy access to parks and pathways. Shopping, dining, and everyday essentials are just minutes away,

making this an ideal location for a convenient, active lifestyle. *VISIT MULTIMEDIA LINKS FOR FULL DETAILS INCLUDING FLOORPLANS AND VIRTUAL TOURS*