



172 Simcoe Place SW
Calgary, Alberta

MLS # A2306968



\$449,900

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Exceptional value in one of Calgary's most convenient west-side locations. Welcome to Stonehurst, a well-managed townhouse community in the heart of Signal Hill, just a short walk to the LRT, Westside Recreation Centre, shopping, restaurants, schools, parks, and everyday amenities. This freshly painted, move-in-ready home offers three levels of functional living space designed to suit a variety of lifestyles. The bright main floor features an open-concept layout with a spacious living room anchored by a cozy gas fireplace and patio doors leading to a private rear deck, perfect for morning coffee or summer evenings. The adjoining dining area flows seamlessly into the kitchen, complete with a central island, ample cabinetry, and tiled backsplash. Upstairs, you will find two generously sized bedrooms, each with its own four-piece ensuite bathroom, creating an ideal setup for professionals, roommates, guests, or families seeking privacy and flexibility. The fully developed lower level adds valuable living space with a third bedroom that can also serve as a home office, gym, or media room. A single attached garage and additional storage complete the package. Whether you are a first-time buyer, investor, downsizer, or looking for a low-maintenance lifestyle close to transit and amenities, this is an outstanding opportunity to own in the highly sought-after community of Signal Hill.