



172 Simcoe Place SW
Calgary, Alberta

MLS # A2306968



\$469,900

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

OPEN HOUSE SATURDAY MAY 9 & SUNDAY MAY 10 200 - 400PM | Location, location! Welcome to Stonehurst, a highly desirable townhouse complex offering exceptional convenience and low-maintenance living in the sought-after community of Signal Hill. Ideally situated just steps from the LRT station, Westside Recreation Centre, schools, parks, and multiple shopping plazas with restaurants and everyday amenities, this home delivers outstanding lifestyle value. This well-appointed townhouse features a bright and functional layout with two spacious bedrooms on the upper level, each complete with its own four-piece ensuite bathroom. The main floor offers an inviting open-concept design with a comfortable living room highlighted by a cozy fireplace and patio doors leading out to the rear deck, perfect for relaxing or entertaining. The well-equipped kitchen showcases a convenient island and tiled backsplash adjacent to the spacious dining area. The fully finished basement adds valuable living space with a third bedroom, ideal for guests, a home office, or additional family needs. A single attached garage provides everyday convenience along with extra storage. Freshly painted throughout, this home is move-in ready. An excellent opportunity to own in a prime west-side location with unmatched access to transit, recreation, and amenities.