



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Simcrest Point SW
Calgary, Alberta

MLS # A2320002



\$1,099,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Gazebo, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Nestled in the upscale community of Signal Hill, this glamorous home exudes curb appeal with its beautifully landscaped backyard and a large, light-draped pergola perfect for evening entertaining, all just moments from shopping, top schools, and public transit; the fully upgraded main floor dazzles with gleaming hardwood, fresh paint, a brand-new kitchen boasting stainless steel appliances and quartz countertops, and a spacious office, while upstairs new carpet leads to four generous bedrooms including a luxurious master suite with a fully upgraded five-piece ensuite featuring a double vanity and freestanding tub plus an additional four-piece bath and three good-sized bedrooms, and the finished basement continues the elegance with new carpet, an upgraded three-piece bath, a wet bar, and two extra bedrooms—an impeccable blend of sophistication and everyday functionality.