



# 100 Simcoe Place Calgary Alberta

\$535,000

Step into this 3-bedroom, 2.5-bath townhome in the quiet, family-friendly community of Signal Hill. With a C-Train station just a 5-minute walk away, commuting downtown is easy, and you'll have quick access to Aspen Landing and Signal Hill for all your shopping needs. Restaurants, Sunterra, Starbucks, and more are just a short walk from your door. Families will appreciate the nearby schools, ranging from elementary to university, all within walking distance. The Westside Recreation Centre is also close by, offering top-notch facilities for staying active. Inside, the townhome features 3 spacious bedrooms, including a master with an ensuite. The open kitchen and living area are perfect for family gatherings, and the finished basement provides extra space for your needs. Plus, with an attached single garage, you won't have to worry about scraping ice off your car in winter. Don't miss your chance to live in one of Calgary's most sought-after neighborhoods. (id:6769)

Family room 18.08 Ft x 12.00 Ft

Recreational, Games room 12.67 Ft x 9.83 Ft

Furnace 12.33 Ft x 9.67 Ft

Living room 13.25 Ft x 10.92 Ft

Kitchen 11.08 Ft x 7.33 Ft

Dining room 7.50 Ft x 6.92 Ft

Foyer 7.67 Ft x 7.33 Ft

2pc Bathroom 7.08 Ft x 5.25 Ft

Primary Bedroom 13.17 Ft x 11.25 Ft

Other 5.08 Ft x 7.33 Ft

4pc Bathroom 5.92 Ft x 7.42 Ft

Bedroom 10.50 Ft x 10.25 Ft

Bedroom 10.25 Ft x 10.00 Ft

4pc Bathroom 7.50 Ft x 5.92 Ft

Listing Presented By:



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**RE/MAX**

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