



## 38 Simcoe Crescent Calgary Alberta

\$999,000

\*\*\*OPEN HOUSE SATURDAY 2-4 PM / SUNDAY 1-3 PM\*\*\*Beautifully updated 4-bedroom family home in the heart of Signal Hill, just steps from 17th Ave, the LRT, Westside Recreation Centre, shops, and only 15 minutes to downtown. This bright, open-concept home features a spacious great room with fireplace, a formal dining room perfect for family gatherings, and a large, sun-filled kitchen with walk-through pantry, new countertops and fridge (2025), and a cheerful breakfast nook that opens onto a generous deck and expansive backyard with sprinkler system. Upstairs, you'll find a large bonus room with a second fireplace, two spacious children's bedrooms, a full bath, and a serene primary suite with 5-piece ensuite and walk-in closet. The finished basement offers 9' ceilings, a fourth bedroom, full bathroom, two storage rooms, a sound-insulated media room ideal for movie nights, and a versatile flex space perfect for a playroom, home office, or gym. Recent updates include a new furnace and A/C (2024), carpet & vinyl plank flooring (2020), Hot Water Tank (2013), and shingles (2017). An oversized garage and convenient main floor laundry complete this exceptional home. Located within walking distance to Joan of Arc School and close to some of Calgary's top-rated westside schools. A wonderful opportunity for your family in a sought-after community. (id:6769)

Recreational, Games room 16.83 Ft x 9.67 Ft

Media 19.92 Ft x 11.58 Ft

Storage 7.67 Ft x 7.25 Ft

Furnace 8.67 Ft x 4.25 Ft

Storage 11.42 Ft x 7.50 Ft

Bedroom 12.75 Ft x 12.50 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Kitchen 13.42 Ft x 12.08 Ft

Dining room 12.75 Ft x 9.00 Ft

Living room 17.00 Ft x 12.92 Ft

Breakfast 11.00 Ft x 10.00 Ft

Laundry room 5.83 Ft x 5.50 Ft

Foyer 11.58 Ft x 8.00 Ft

2pc Bathroom 4.33 Ft x 4.33 Ft

Bonus Room 19.00 Ft x 17.42 Ft

Primary Bedroom 18.83 Ft x 14.08 Ft

Bedroom 11.42 Ft x 10.50 Ft

Bedroom 10.58 Ft x 10.42 Ft

4pc Bathroom 7.92 Ft x 5.42 Ft

Listing Presented By:



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