



11 Simcoe Crescent Calgary Alberta

\$959,000

Unbeatable location, very nice renovations, and a great west facing backyard! Luxury builder Vicon Homes developed the basement in 2018, including a steel beam to create a wide-open recreation area (with in-ceiling surround sound), a large bedroom, and a 3-pc bathroom. In 2021, ensuite is fully renovated, including a deep soaker tub, oversized shower and two sinks. A major overhaul of the furnace (including replacing the heat exchanger and fan blowers), and a new A/C unit in 2022. This home has a great floor plan, a wide open, super-comfortable main level with 9 feet ceiling, three good-sized bedrooms upstairs, and an extra-large bonus room with four massive windows. Cozy deck with a roll-out awning and a patio, trees, flowers complete the backyard! Walking distance to Ernest Manning High School, Westside Rec Centre and LRT (just take the walking path at the end of Simcoe Gate), or drive downtown in 12 minutes, easy access to Stoney Trail. (id:6769)

3pc Bathroom 9.33 Ft x 9.50 Ft

Bedroom 11.58 Ft x 14.17 Ft

Recreational, Games room 23.58 Ft x 21.17 Ft

2pc Bathroom 5.58 Ft x 4.33 Ft

Breakfast 10.58 Ft x 10.33 Ft

Dining room 11.67 Ft x 11.50 Ft

Kitchen 16.08 Ft x 12.92 Ft

Living room 16.83 Ft x 13.00 Ft

4pc Bathroom 8.17 Ft x 7.00 Ft

5pc Bathroom 9.83 Ft x 13.00 Ft

Bedroom 10.75 Ft x 12.75 Ft

Bedroom 10.92 Ft x 11.92 Ft

Family room 19.08 Ft x 16.83 Ft

Primary Bedroom 14.00 Ft x 13.92 Ft

Listing Presented By:



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