



38 Simcoe Crescent Calgary Alberta

\$949,000

Open House Sunday, January 18, 1pm-3pm Welcome to this beautifully updated family home in the heart of Signal Hill offering four bedrooms a bonus room and a private theatre room ideal for comfortable family living. The bright open concept main floor features a spacious great room with fireplace a formal dining room perfect for gatherings and a large sun filled kitchen with walk through pantry. Recent updates include new countertops and refrigerator in 2025. The cheerful breakfast nook opens onto a generous deck and expansive pie shaped backyard complete with a sprinkler system and plenty of room for additional outdoor storage. Upstairs you will find a vaulted ceiling bonus room with a second gas fireplace, two spacious children's bedrooms, a full family bathroom and a bright primary suite featuring a five piece ensuite with a large walk in closet. The fully finished basement offers nine foot ceilings, a fourth bedroom, a full bathroom, two storage rooms, a sound insulated media room ideal for movie nights and a versatile flex space suitable for a home office gym or playroom. Recent improvements include a new furnace and air conditioning in 2024. Carpet and vinyl plank flooring in 2020, shingles in 2017, and a hot water tank in 2013. The oversized garage includes a convenient man door and provides excellent space for vehicles storage and projects. Main floor laundry adds to the functionality of this home. Ideally located with quick access to 17th Avenue, the LRT, Westside Recreation Centre, shops and just fifteen minutes commute to downtown. Please note, this home is within walking distance to Joan of Arc School and close to some of Calgary's top rated west side schools. A wonderful opportunity to settle into one of Calgary's most desirable communities. (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

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

Listing Presented By:



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Sotheby's International Realty
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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

Bedroom 10.58 Ft x 10.42 Ft

4pc Bathroom 7.92 Ft x 5.42 Ft