

\$990,000 - 11 Simcoe Crescent Sw, Calgary

MLS® #A2244053

\$990,000

4 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

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.

Built in 2001

Essential Information

MLS® #	A2244053
Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,100
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	40
Zoning	R-CG

Listing Details

Listing Office	Grand Realty
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