

88 Simcoe Place SW
Calgary, Alberta

MLS # A2234539



\$549,900

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	\$ 419
LLD:	-
Zoning:	M-C1 d50
Utilities:	-

Inclusions: N/A

This end-unit townhouse in the Stonehurst Place complex offers a great blend of comfort, style, and easy living. Freshly painted and featuring a brand-new hot water tank, this home is move-in ready and ideal for anyone seeking easy living without the maintenance headaches—snow removal and lawn care are all taken care of for you. Inside, the main floor features nine-foot ceilings and a bright, open layout that feels welcoming from the moment you walk in. The kitchen offers plenty of storage and workspace with warm maple cabinetry, and the living area is anchored by a cozy gas fireplace. Just off the main floor the backyard gives you a quiet space to unwind outdoors. Upstairs are three well-sized bedrooms and two full bathrooms—perfect for families, guests, or setting up a home office. The fully finished basement expands your living space with a large rec room, an additional bedroom, and a full bathroom—perfect for movie nights, visitors, or a teenager’s retreat. There’s also a large in-unit storage room to keep things organized. With the Westside Rec Centre and the LRT station just around the corner, you’re only 15 minutes from downtown and close to great schools, parks, and local amenities. This move-in-ready home is a smart choice for anyone looking for privacy, convenience, and a great location.