



**GRASSROOTS**  
REALTY GROUP

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**11 Simcoe Crescent SW**  
**Calgary, Alberta**

**MLS # A2244053**



**\$990,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

Unbeatable location, very nice renovations, and a great west facing backyard! Luxury builder Viccon 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.