



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

46 Simcoe Place SW
Calgary, Alberta

MLS # A2250429



\$525,000

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 356
LLD:	-
Zoning:	M-C1 d50
Utilities:	-

Inclusions: n/a

This updated townhome in Stonehurst Place has the kind of upgrades you'll love right away — engineered hardwood on the main floor, a kitchen with granite counters, newer appliances, and a 3 sided fireplace that ties the living and dining spaces together. Morning coffee is even better on your east-facing deck overlooking green space. Upstairs offer a primary suite with a massive walk-in closet and private 4 piece ensuite. A second bedroom and 4 piece bath. Downstairs adds function with laundry, storage, and a new hot water tank installed in 2023. Add in the attached garage, low condo fees and this one is tough to beat. The location seals the deal — steps to schools, recreation, and transit/LRT, with Aspen Landing and West Market Square just minutes away. Whether it's downtown in ten or out of town in ten, this spot makes life easy.