



GRASSROOTS
REALTY GROUP

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

92 simcoe Place SW
Calgary, Alberta

MLS # A2260319



\$459,900

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters		

Inclusions: None

This striking 2-storey townhome in coveted Signal Hill—walking distance to the LRT, shopping, schools, and Westside Rec Centre—shows beautifully. The entire main floor was renovated with luxury vinyl plank, and the kitchen features ceiling-height cabinetry and stainless steel appliances flowing into bright living and dining areas. Enjoy a private deck and direct access to the fully insulated single attached garage. Upstairs offers two primary bedrooms, each with a large closet and ensuite, plus brand-new carpet on the upper level and stairs. The unfinished basement has rough-in plumbing—ready to develop or perfect for storage. 92 Simcoe Place delivers turnkey living in a prime location—book your private showing today.