



GRASSROOTS
REALTY GROUP

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168 Simcoe Place SW
Calgary, Alberta

MLS # A2277946



\$500,000

Division:	Signal Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,485 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Location, location! Welcome to Stonehurst, a sought-after townhouse complex offering the perfect blend of convenience and low-maintenance living. Ideally located just steps from the LRT station, schools, and the Westside Recreation Centre, this immaculately maintained home offers both lifestyle and accessibility. Featuring the largest floor plan in the complex at 1,484 sq. ft., this 3-bedroom, 2.5-bathroom townhouse has been thoughtfully upgraded and lovingly cared for by its current owners and is truly move-in ready. The well-designed layout impresses on every level. The home opens to a spacious foyer and flows into a bright, open-concept main floor showcasing 9-ft ceilings, luxury vinyl plank flooring, designer lighting, and oversized windows that flood the space with natural light. The generous living room is anchored by a cozy gas fireplace, while the kitchen features brand-new stainless steel appliances, including an upgraded stove with air fry, convection, and dehydration options. Warm maple cabinetry, ample storage, and a raised breakfast bar provide both style and functionality. The dining area is spacious and opens through French doors to the front deck, offering elevated views across the complex—an ideal spot for morning coffee or evening relaxation. A convenient 2-piece bathroom and laundry area with additional storage complete the main level. Upstairs, the king-sized primary bedroom is a true retreat, complete with a private balcony, 4-piece ensuite, and a walk-in closet with a window, offering extra space for a desk or additional storage. Two additional bedrooms on this level are impressively sized and easily accommodate family, guests, or a home office, along with a full main bathroom. The unfinished basement provides excellent potential for future customization or added storage. The single attached garage includes

extra storage space and a convenient water line. Not only is this home impeccably presented, it is also perfectly positioned within the complex—no busy road behind, green space and visitor parking out front, and even the bonus of the good-luck number 168. A rare opportunity in a highly desirable location.