



9 Simcoe Gate SW
Calgary, Alberta

MLS # A2142714



\$899,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,665 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Welcome to 9 Simcoe Gate, pride of ownership is shown through out this original owner walkout bungalow. Located on one a nice treed line street in highly desirable Signal Hill in West Calgary. Minutes walk to local elementary school and high School, Battalion Park, West Side Rec and C-Train Station and minutes commute to downtown calgary and the new Stoney Ring Road. This walk out bungalow has amazing curb appeal with brand new exteriors (spring 2024) including; new roof, siding, facia, stucco and paint. As you enter, you are greeted with an open concept bungalow. Front den that can be converted into a bedroom, large living room with natural gas fire place. Open concept kitchen with breakfast nook. Large master bedroom with four piece ensuite. Fully developed walk out basement with large family room, bedroom and bath. This home is move in ready or you can do a complete upgrade of your choice. Book your private viewing today!