

# \$1,088,000 - 29 Simcoe Gate Sw, Calgary

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MLS® #A2231298

**\$1,088,000**

4 Bedroom, 4.00 Bathroom, 1,732 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this stunning, high-class luxury bungalow offering exceptional comfort and convenience!

Ideally located just minutes from top-rated public and private schools—including Griffith Woods School, Ernest Manning High School, Rundle College, and Webber Academy—this beautiful home is surrounded by all the essentials. You'll find a nearby bus stop, the WB 69 Street C-Train Station, shopping centers, and Westside Recreation Centre just steps away.

This elegant bungalow features over 3,300 sq ft of total living space with Central Air Conditioner and two furnaces, an open floor plan with expansive views, and a sunny south-facing backyard backing onto a large green space.

The main floor boasts brand-new water-proof engineered hardwood flooring and 9' to 11' high ceilings throughout. Enjoy a spacious living room, formal dining area, and a large kitchen complete with built-in stainless steel appliances, granite countertops, and an island breakfast bar that opens to a bright, sunny deck. The main level also includes a luxurious primary bedroom with serene green views, a walk-in closet, and a 5-piece ensuite (jetted tub), plus a dedicated office with built-in cabinetry (could be a bedroom).



A striking spiral staircase leads to the fully developed basement with a separate entrance. This level offers 9â€™™ ceilings, three additional bedrooms plus one office, two full bathrooms (one is jetted tub), a second washer and dryer set, two hot water heaters, a large entertainment area, and access to a private concrete patioâ€™”perfect for guests or extended family. There is Low-maintenance landscaping in both the front and backyards add to the ease of living.

Great to live in. Great to invest.

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231298    |
| Price          | \$1,088,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,732       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 29 Simcoe Gate Sw |
| Subdivision | Signal Hill       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3H4K6            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings                            |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air, Sep. HVAC Units   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Garden            |
| Lot Description   | Landscaped                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 19              |
| Zoning         | R-CG            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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