

140 Simcoe Close SW
Calgary, Alberta

MLS # A2305197



\$949,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,205 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Unbeatable Signal Hill location on a quiet cul-de-sac, with direct green space access right out your back gate. With over 3,000 sq.ft. of developed living space, this is a true family home with room to grow. The main floor features a bright, open layout with a seamless flow between the kitchen, eating area, and great room—anchored by a cozy fireplace and large windows that frame the park views. A formal dining room adds flexibility for entertaining, while the main floor den is perfect for a home office. The kitchen is both functional and inviting, complete with a centre island, granite countertops, and easy access to the rear deck. Upstairs, you’ll find three well-sized bedrooms including a spacious primary suite with a walk-in closet and a 4-piece ensuite featuring a jetted tub and separate shower. The professionally developed basement expands your living space with a large family room with large windows, two additional bedrooms, and a full bathroom—perfect for guests, teens, or multi-purpose use. Additional highlights include main floor laundry, a double attached garage, and a fenced, landscaped lot with an abundance of mature fruit trees. All of this in a highly sought-after westside location—close to top-rated schools, parks, shopping, the Westside Rec Centre and with quick C-Train access downtown. Book your private viewing today!