

# \$999,000 - 38 Simcoe Crescent Sw, Calgary

MLS® #A2232437

**\$999,000**

4 Bedroom, 4.00 Bathroom, 2,260 sqft  
Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Beautifully updated 4-bedroom family home in the heart of Signal Hill, just steps from 17th Ave, the LRT, Westside Recreation Centre, shops, and only 15 minutes to downtown. This bright, open-concept home features a spacious great room with fireplace, a formal dining room perfect for family gatherings, and a large, sun-filled kitchen with walk-through pantry, new countertops and fridge (2025), and a cheerful breakfast nook that opens onto a generous deck and expansive backyard with sprinkler system. Upstairs, you'll find a large bonus room with a second fireplace, two spacious children's bedrooms, a full bath, and a serene primary suite with 5-piece ensuite and walk-in closet. The finished basement offers 9' ceilings, a fourth bedroom, full bathroom, two storage rooms, a sound-insulated media room ideal for movie nights, and a versatile flex space perfect for a playroom, home office, or gym. Recent updates include a new furnace and A/C (2024), carpet & vinyl plank flooring (2020), Hot Water Tank (2013), and shingles (2017). An oversized garage and convenient main floor laundry complete this exceptional home. Located within walking distance to Joan of Arc School and close to some of Calgary's top-rated westside schools. A wonderful opportunity for your family in a sought-after community.

Built in 2002



Sotheby's International Realty Canada

06.13.2025 - 38 SIMCOE CRESCENT SW  
MAIN 1,025.80 SQ FT 96.30 M2  
UPPER 1,234.53 SQ FT 114.87 M2  
BASEMENT 985.60 SQ FT 91.41 M2  
BMS AREA 2,260.13 SQ FT 209.97 M2  
TOTAL AREA 3,125.73 SQ FT 290.38 M2



Gemma Hobb - Realtor  
Sotheby's International Realty  
C: 403.991.1115 | O: 403.244.5335  
gemma.hobb@sothebysrealty.ca

## Essential Information

MLS® #	A2232437
Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	38 Simcoe Crescent Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wired for Sound, French Door, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Mantle, Family Room, Great Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	38
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.