

\$459,900 - 92 Simcoe Place Sw, Calgary

MLS® #A2260319

\$459,900

2 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

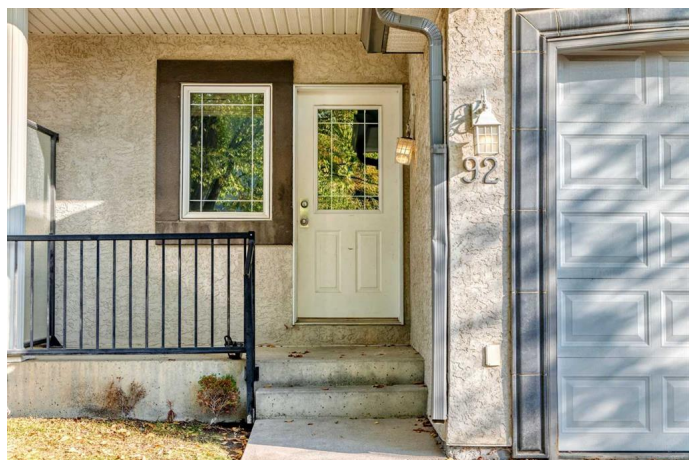
Signal Hill, Calgary, Alberta

This striking 2-storey townhome in coveted Signal Hillâ€™ walking distance to the LRT, shopping, schools, and Westside Rec Centreâ€™ shows beautifully. The entire main floor was renovated with luxury vinyl plank, and the kitchen features ceiling-height cabinetry and stainless steel appliances flowing into bright living and dining areas. Enjoy a private deck and direct access to the fully insulated single attached garage. Upstairs offers two primary bedrooms, each with a large closet and ensuite, plus brand-new carpet on the upper level and stairs. The unfinished basement has rough-in plumbingâ€™ ready to develop or perfect for storage. 92 Simcoe Place delivers turnkey living in a prime locationâ€™ book your private showing today.

Built in 2000

Essential Information

MLS® #	A2260319
Price	\$459,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	2000
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	92 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4T8

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, Laminate Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Washer/Dryer, Window Coverings, Humidifier
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	16
Zoning	M-C1 d50

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.