

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

MLS® #A2231298

\$1,088,000

4 Bedroom, 4.00 Bathroom, 1,732 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

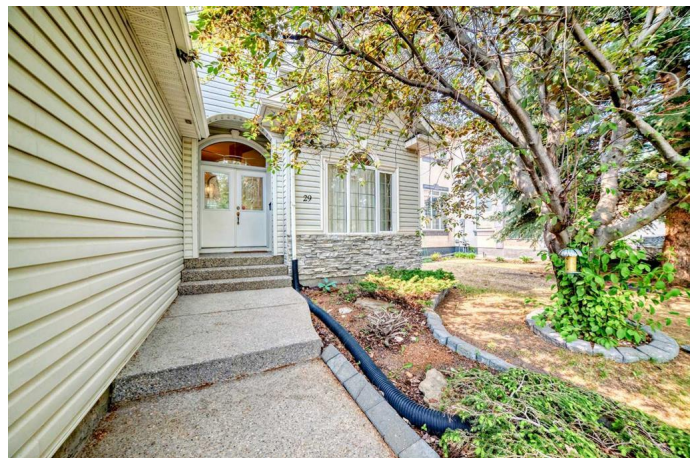
Welcome to this stunning, high-class luxury bungalow offering exceptional comfort and convenience!

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, 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, 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, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)

Appliances 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 3

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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