

**34 Simcoe Place SW**  
**Calgary, Alberta**

**MLS # A2301399**



**\$489,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Location, convenience, and comfort converge in this spacious and charming 3-storey townhome within the highly desirable Stonehurst Place of Signal Hill. Bathed in natural light from windows on all sides, this unique residence offers an airy, expansive feel that is rare in townhome living. The heart of the home is a bright, welcoming living room anchored by a cozy gas fireplace, which opens directly onto an extra-large West-facing balcony—the perfect spot to enjoy long Calgary sunsets. A functional U-shaped kitchen with a separate dining area provides the ideal setup for both intimate dinners and lively entertaining. The upper levels serve as a true sanctuary, featuring a spacious Primary Suite complete with a massive walk-in closet and a private full ensuite bath. With three bedrooms and 2.5 bathrooms, the layout is perfectly suited for a growing family or a professional couple. Practicality meets peace of mind in this impeccably managed, pet-friendly complex; the single attached garage provides essential storage and protection from the weather, while the unit’s prime position away from busy roadways ensures a quiet retreat. This property presents a versatile opportunity for both homeowners and savvy investors. While it is move-in ready for those looking to start their next chapter, it also serves as a turnkey investment with a reliable tenant already in place who is eager to stay. Whether you are seeking a low-maintenance executive lifestyle or a high-demand rental in a premier location, this home delivers on every front. The lifestyle afforded by this location is truly second to none—steps away from the Westside Recreation Centre, LRT C-Train Station, and Ernest Manning High School, and only minutes from Aspen Landing and the mountains. Don't let this rare opportunity pass; reach out today to schedule your private viewing and see the potential for yourself!