

\$1,175,000 - 218 Simcrest Heights Sw, Calgary

MLS® #A2239309

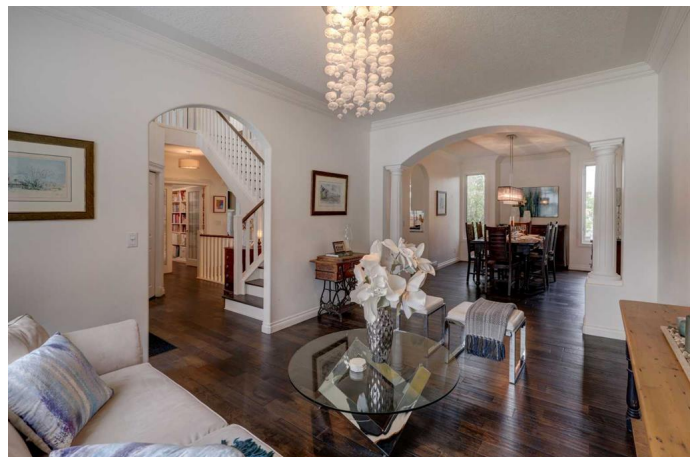
\$1,175,000

4 Bedroom, 4.00 Bathroom, 2,510 sqft

Residential on 0.16 Acres

Signal Hill, Calgary, Alberta

RARE OFFERING- Located on a quiet cul-de-sac in prestigious Simcrest Estates, this stunning custom executive two-storey home offers more than 3,600 square feet of beautifully developed living space and captivating MOUNTAIN VIEWS. Within walking distance to the LRT, top-rated schools, and the vibrant amenities of Calgary's Westside, this home combines luxurious comfort with unbeatable convenience. From the moment you step inside, the thoughtful design and meticulous care are unmistakable. The grand two-storey foyer welcomes you with soaring vaulted ceilings, leading into an elegant front living and dining area adorned with rustic-finished farmhouse oak hardwood floors and designer chandeliers that elevate the space. At the heart of the home lies a chef's dream kitchen—completely renovated during the current ownership with custom two-tone cabinetry, clever built-in storage solutions, and premium stainless steel appliances including a Viking gas stove and Viking refrigerator. Dolomite countertops and a crisp white backsplash add a refined, timeless touch, while the central island invites both function and conversation. The adjoining breakfast nook opens onto a rebuilt deck (2021), seamlessly blending indoor comfort with outdoor living—perfect for morning coffee or evening entertaining. The spacious great room is warm and inviting, anchored by a cozy fireplace and custom built-in cabinetry. A dedicated main-floor office with bespoke



built-ins makes working from home a pleasure, and a stylish two-piece powder room along with a fully renovated laundry room with customized storage solutions round out the main level. Ascending the sweeping curved staircase, you'll find a serene primary suite that feels like a private retreat. Framed by mountain views, this expansive space includes a tranquil sitting area, a generous walk-in closet, and a luxurious five-piece ensuite designed for ultimate relaxation. The upper level also features a loft space, a well-appointed four-piece bathroom, and two additional large bedrooms with built in closets, perfect for family or guests. The lower level transforms into an entertainer's paradise, complete with a full wet bar with seating area. A designer wine room with custom European door and stone entry features a natural cool zone for your cellar treasures and a spacious recreation area with custom built-ins features a cozy fireplace - ideal for movie nights or hosting friends. The 4th bedroom comes with a Murphy bed and is currently used as a home gym, plus the basement hosts a modern full three-piece bathroom as well as lots of storage areas. Outside, the south and west-facing pie-shaped backyard is a dream for families, offering plenty of room to relax, play, and enjoy long summer evenings. With prime access to major routes including 17th Avenue SW, Bow Trail, Sarcee Trail, and Stoney Trail, commuting is effortless whether you're heading downtown or out to the mountains. This home truly has it all: elegance, functionality, location, and space.

Built in 2000

Essential Information

MLS® #	A2239309
Price	\$1,175,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,510
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	218 Simcrest Heights Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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