

# \$1,278,000 - 73 Simcoe Close Sw, Calgary

MLS® #A2240672

**\$1,278,000**

6 Bedroom, 4.00 Bathroom, 2,986 sqft

Residential on 0.13 Acres

Signal Hill, Calgary, Alberta

Welcome to this beautifully appointed executive home in the prestigious estate enclave of Simcoe Heights. Boasting over 4,500 sq ft of thoughtfully designed living space, this fully finished two-storey residence offers the perfect blend of family comfort and sophisticated entertaining. The main level features soaring ceilings, elegant crown mouldings, and a striking open-to-below architectural detail that floods the home with natural light. Highlights include a gourmet kitchen with granite countertops, custom cabinetry, and a raised eating bar; a formal dining room; a bright breakfast nook with backyard access; two spacious living/family rooms with oversized windows and a fireplace; a dedicated home office; and a mudroom/laundry area with a convenient sink. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary retreat with a spa-inspired 5-piece ensuite and a walk-in closet. A second 5-piece bathroom with dual sinks completes the upper level. The finished basement offers incredible versatility, featuring two additional bedrooms, a 3-piece bath with heated flooring, a theatre/media room, a custom wet bar, and ample storage. Outside, enjoy your private backyard oasis with a fully fenced yard, underground sprinklers, and a two-tier low-maintenance Dura-Deck – perfect for summer entertaining. Additional features include an insulated double garage, Vinyl plank and tile flooring throughout the main and upper floors



and high ceilings. Ideally located just minutes from top-rated schools (Griffith Woods School and Ernest Manning High School), Westside Rec Centre, the 69th Street LRT station, parks, Aspen Landing, and only 15 minutes to downtown. Check out the 3D tour. Book your private showing today!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240672    |
| Price          | \$1,278,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,986       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 73 Simcoe Close Sw |
| Subdivision | Signal Hill        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 4N3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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