

# \$995,000 - 5 Simcoe Rise Sw, Calgary

MLS® #A2246174

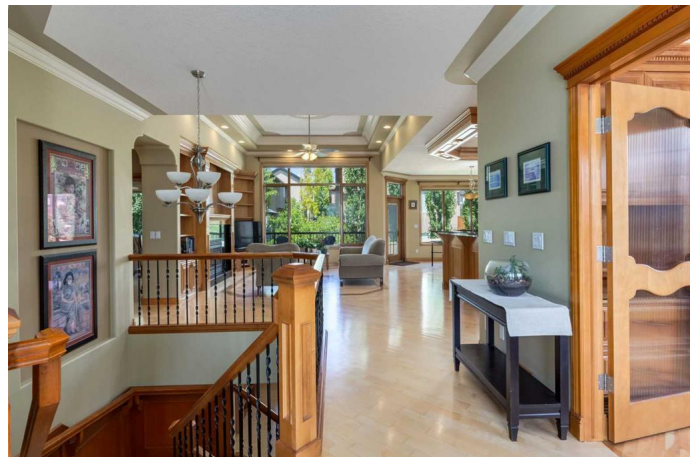
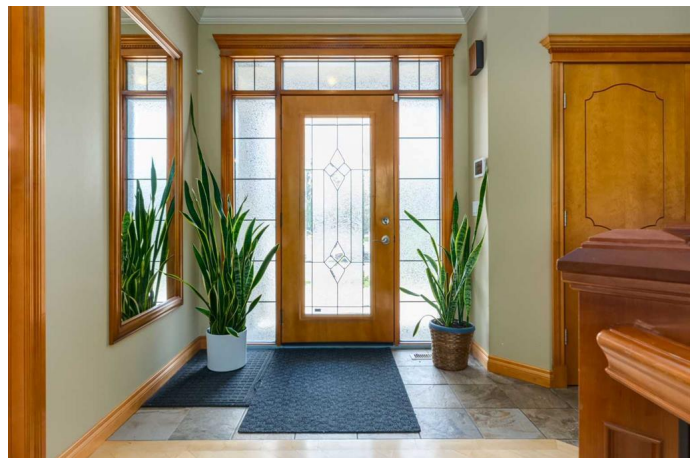
**\$995,000**

4 Bedroom, 4.00 Bathroom, 1,641 sqft

Residential on 0.15 Acres

Signal Hill, Calgary, Alberta

Wonderfully crafted, custom home w/almost 3000 sq.ft of living space is sure to impress. As you enter the foyer, you are greeted w/9ft ceilings and open concept living with views of the backyard. Large office off the entrance w/big windows & built-ins is a great space to work or study. Kitchen is well equipped w/stainless steel appliances, granite counters, plenty of cupboards plus walk-in pantry. Island offers more storage space and raised breakfast bar w/room for stools. Spacious living room w/12ft ceilings is flooded w/natural light with the expansive, tall windows across the back. Custom built-ins surround the gas fireplace to give it that high-end feel. Dining room can easily host your large family dinners plus it has its own built-in hutch for all your formal dinnerware. Patio door leads out to your upper deck complete w/gas line. Primary bedroom can easily accommodate your king bed & furniture w/5pc ensuite and walk-in closet finishing off the room. Curved staircase w/decorative spindles leads down to your fully finished walkout basement. Perfect layout for teens w/2 large bedrooms & jack & jill 4-pc bath. Large rec room is great for entertaining w/built-ins, gas fireplace and wet bar area. 4th bedroom is well sized and 2-pc bath completes the space. Brand new laminate flooring installed throughout the basement in July 2025. With in-floor heat, big windows and a door out to your private backyard, this level doesn't feel like a basement. Fully landscaped backyard w/ concrete patio on the



lower level is the perfect spot of a firepit. Plenty of finished storage rooms keep you organized. More upgrades include solid core doors, crown moldings, hardwood inlay designs, Hunter Douglas blinds and newer garage door installed June 2024. Curb appeal is high w/stucco and stone exterior, large driveway w/oversized garage. Tucked away on a quiet street w/great neighbours, this house sits on a corner lot w/no sidewalk! Huge bonus! Easy access into Signal Hill and Aspen to shop or enjoy a good restaurant or jump on the LRT and head into downtown.

Built in 2001

**Essential Information**

MLS® #	A2246174
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,641
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5 Simcoe Rise Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Crown Molding
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	6
Zoning	R-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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