\$1,128,000 - 29 Simcoe Gate Sw, Calgary

MLS® #A2265538

\$1,128,000

5 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!

Brand New paved driveway! Brand New water heater! Ideally located just minutes from top-rated public and private schoolsâ€"including Griffith Woods School, Ernest Manning High School, Rundle College, and Webber Academyâ€"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 with Central Air Conditioner and two furnaces, 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 tab), plus second bedroom and a full bathroom.







A striking spiral staircase leads to the fully developed basement with a separate entrance. This level offers 9' ceilings, three additional bedrooms plus one office, two full bathrooms (one is jetted tab), a second washer and dryer set, one BRAN NEW hot water heater, two furnaces, 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® # A2265538 Price \$1,128,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

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, Jetted Tub, Kitchen

Island, No Animal Home, No Smoking Home, Pantry, Separate

Entrance, Walk-In Closet(s)

Appliances Central Air Conditioner, 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 Entry, Suite, Walk-Out

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 October 18th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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