

# \$1,070,000 - 74 Simcrest Manor Sw, Calgary

MLS® #A2248436

**\$1,070,000**

4 Bedroom, 4.00 Bathroom, 2,260 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

**\*\*OPEN HOUSE SAT AUG 30th, 1PM-3PM\*\***

STUNNING MODERN RENOVATION |

LOADS OF UPDATES | PRIME LOCATION!

Don't miss out on this opportunity to own this gorgeous MOVE-IN-READY home in highly sought after, Signal Hill! Highlights of the modern renovations include an impressive custom CHEF's KITCHEN with white cabinets to the ceiling | large island | PANTRY | light marble QUARTZ counters | SS appliances, an exquisite new ensuite bathroom design with all the SPA-LIKE modern finishings and free-standing tub, new custom & recessed lighting fixtures throughout, new designed formal dining area into a flex area/dining/2nd office/kids play area, newer luxury vinyl plank flooring main & lower, newer carpet upstairs/stairs, updated basement reno, newer TRIPLE PANE WINDOWS (N/W/E sides, 2021/2024), newer FURNACE (2020) & A/C Unit (2022), and so much more! Walk into the bright and spacious main level with large living and dining areas, perfect for entertaining, and notice the extra spaces for the office and another flex room. The backyard retreat is where you will find the large deck, private yard setting, stone patio, storage shed, and a view of downtown! Upstairs you will discover the massive primary bedroom with and extra sitting area | an impressive ensuite bath | walk-in closet, 2 more large bedrooms, and another full bath. The updated basement offers a large entertainment space with a bar (plumbing rough-in available for sink), space



for an exercise area, another large bedroom (non-egress window), another full bath, and an extra storage area. Signal Hill has so much to offer with conveniences all around, including schools, parks, local amenities, quality restaurants, Westside Rec Centre, shopping, C-Train access, multiple routes to get around the city, and loads more! House Extras Include: Newer Blinds Throughout (2 motorized), Water Softener (2024), Attic Insulation Topped (2024), Humidifier (2023), Skylights, 2 Fireplaces. This home shows 10/10, come check it out before itâ€™s gone!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248436    |
| Price          | \$1,070,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,260       |
| Acres          | 0.12        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 74 Simcrest Manor Sw |
| Subdivision | Signal Hill          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 4K2              |

**Amenities**

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

## Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener                                                                         |
| Heating           | Forced Air                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                              |
| Fireplaces        | Gas, Mantle, Tile                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Shingle         |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 17                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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