

**96 Simcoe Place SW
Calgary, Alberta**

MLS # A2238091



\$575,000

Division:	Signal Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

This beautifully updated 3-bedroom, 3.5-bath end-unit townhome in the quiet, well-maintained community of Stonehurst Place offers over 1,800 sqft of total living space and is the perfect blend of modern style, low-maintenance living, and unbeatable convenience. Extensively renovated in 2022 with over \$60,000 in upgrades, this two-storey home is move-in ready—ideal for professionals, families, or anyone seeking easy access to Calgary’s vibrant west end and downtown core. Inside, you’ll find a bright and contemporary main floor featuring 9-ft ceilings, wide vinyl plank flooring throughout, and a stunning rich dark blue custom kitchen with new cabinetry, white quartz countertops, a central island, and premium stainless steel appliances from Samsung and Bosch. The open-concept layout flows seamlessly into a cozy living room with a corner gas fireplace, floating shelving, and a dedicated dining area. Enjoy morning coffee on the front porch or host summer BBQs on your private back deck. Upstairs, the spacious primary suite offers a walk-in closet and a 4-piece ensuite, while two additional bedrooms share a second full bath. The fully developed basement includes a welcoming family room, another full 4-piece bath, and a versatile flex space perfect for a home gym, office, playroom, or potential fourth bedroom. A large laundry/mechanical room provides additional storage. Additional features include: New shingles (2021/2022), A/C and humidifier (2023) for year-round comfort, new custom window coverings/blackout blinds in bedrooms (2023), Eco-friendly toilets, home was repainted (2022). Attached single garage and additional parking space on private driveway along with ample visitor parking within the complex itself. Low condo fees that include lawn care, snow removal, garbage disposal and reserve fund contributions. This townhome is

situated in a prime location and is a minute's walk from Westside Rec Centre and the 69th Street LRT, and top-rated schools including Ernest Manning High School, Rundle College, and Ambrose University. Nearby all amenities including Aspen Landing, Christie Crossing & West Market Square — this is truly one of the most convenient and connected communities in Calgary's west end. Don't miss your chance to own this exceptionally maintained and stylishly updated home in one of Calgary's most desirable locations, book your private showing today.