

**34 Simcoe Place SW  
Calgary, Alberta**

**MLS # A2240165**



**\$539,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Location, Location, Location! Great opportunity for first-home buyers or Investors! Welcome to this spacious & charming 3 storey townhome in Stonehurst Place, located in the highly desirable area of Signal Hill. The space is endless & the natural light pours into the unit. With 3 bedrooms, 2.5 bath, there is plenty of room for everyone. There is a Gas Fireplace in a Bright Living Room and Extra Large West Facing Balcony. U-shaped kitchen with separate dining area. Spacious Primary Suite with Huge Walk-in Closet & Full Ensuite Bath. Tons of Natural Light as the unit has windows on all sides. The town house management is a very well run and managed complex! The single attached garage provides extra storage a keeps the weather off your car. Located steps from Westside Recreation Centre, LRT C-Train Station, West Market Square & Ernest Manning High School. Minutes to downtown, Aspen Landing Mall & the Shops of West Hills. Play-parks, schools & dining are also moments away. Quick & easy access to the new West Stoney Ring Road for ease anywhere in the city, or zip to the mountains in under an hour! NO age restriction. Does not back onto a BUSY roadway! PETS are allowed. If you want the comfortable executive lifestyle, low maintenance, convenient location & with GREAT neighbors, you will LOVE THIS HOME! Come see this great property AND MOVE-IN Ready! Let's Turn this Beautiful townhome into your HOME!! Book your showing today with your favorite realtor.