

230 Simcoe View SW
Calgary, Alberta

MLS # A2244504



\$1,095,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,829 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Garden, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hood Fan

Discover the perfect blend of elegance, space, and location in this impressive 6-bedroom home (4-up, 2-down) offering almost 4,000 sq. ft. of beautifully appointed living space. Tucked away in a prime spot backing directly onto lush green space, this home provides both privacy and a peaceful, picturesque setting. Enjoy the convenience of being within walking distance to excellent schools—including Ernest Manning High School—as well as the LRT, Westside Recreation Centre, parks, shopping, and more. Commuters will love that downtown Calgary is just 15 minutes away. Inside, you’ll find quality craftsmanship throughout: soaring 9-foot knockdown ceilings, rich granite counters, stainless steel appliances, gleaming hardwood floors, stylish built-ins, rounded drywall corners, and elegant curved staircases. The thoughtful floor plan offers extra-large rooms throughout, giving you and your family all the space you need to live and entertain in comfort. Incredible value for a home of this size and calibre.