

# \$569,000 - 68 Simcoe Place Sw, Calgary

MLS® #A2208099

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,409 sqft  
Residential on 0.06 Acres

Signal Hill, Calgary, Alberta

This exceptional end unit townhouse in the highly sought-after Stonehurst Place complex combines style, comfort, and convenience. With an attractive stucco exterior, this home offers a low-maintenance lifestyle and low condo fees, freeing you from the hassle of snow removal and lawn care. Inside, the open-concept main floor features nine-foot ceilings, creating a bright, airy atmosphere, while the spacious kitchen stands out with maple cabinetry and granite countertops. The living area is enhanced by a cozy gas fireplace, and an east-facing side yard with a gas line for BBQ provides additional outdoor enjoyment and flexibility. Upstairs, you'll find three generous bedrooms and two full bathrooms, perfect for families or guests.

Recent updates include a new water tank (2018), humidifier (2019), engineered hardwood floors upstairs (2020), and a new garage door motor (2025). The home also features a large in-unit storage room and an unfinished basement with great potential for customization and expansion.

The unbeatable location places you next to the Westside Recreation Centre, one of the area's premier sports facilities, and an LRT station, making downtown just a 15-minute commute away. This move-in-ready home is ideal for those seeking privacy, comfort, and convenience in one of the most desirable neighborhoods. Don't miss



outâ€™ schedule a viewing today!

Built in 2000

### Essential Information

MLS® #	A2208099
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	68 Simcoe Place Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4T8

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	First Place Realty
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