

\$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 | 4 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.