

# \$525,000 - 46 Simcoe Place Sw, Calgary

MLS® #A2250429

**\$525,000**

2 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.00 Acres

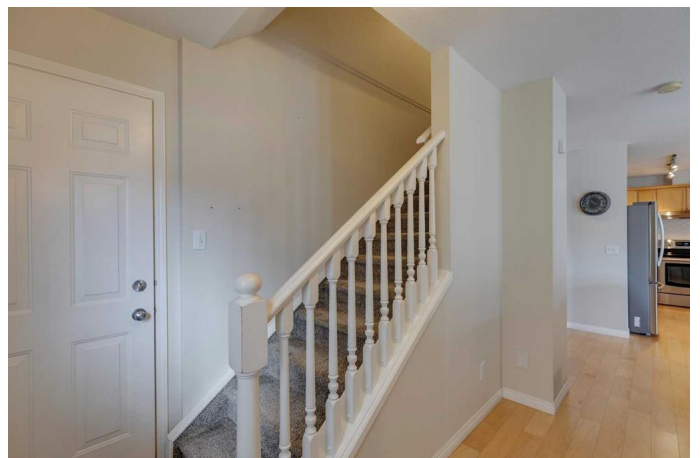
Signal Hill, Calgary, Alberta

This updated townhome in Stonehurst Place has the kind of upgrades youâ€™ll love right away â€“ engineered hardwood on the main floor, a kitchen with granite counters, newer appliances, and a 3 sided fireplace that ties the living and dining spaces together. Morning coffee is even better on your east-facing deck overlooking green space. Upstairs offer a primary suite with a massive walk-in closet and private 4 piece ensuite. A second bedroom and 4 piece bath. Downstairs adds function with laundry, storage, and a new hot water tank installed in 2023. Add in the attached garage, low condo fees and this one is tough to beat. The location seals the deal â€“ steps to schools, recreation, and transit/LRT, with Aspen Landing and West Market Square just minutes away. Whether itâ€™s downtown in ten or out of town in ten, this spot makes life easy.

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250429  |
| Price          | \$525,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,118     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2000          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 46 Simcoe Place Sw |
| Subdivision | Signal Hill        |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3H 4T8            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Walk-In Closet(s)                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Three-Sided                                                                                  |
| Has Basement      | Yes                                                                                               |
| Basement          | Partial, Unfinished                                                                               |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Front Yard, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 19                |
| Zoning         | M-C1 d50          |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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