

\$1,090,000 - 74 Simcrest Manor Sw, Calgary

MLS® #A2248436

\$1,090,000

4 Bedroom, 4.00 Bathroom, 2,260 sqft

Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

****OPEN HOUSE SAT AUG 30th, 1PM-3PM****

STUNNING MODERN RENOVATION |

LOADS OF UPDATES | PRIME LOCATION!

Don't miss out on this opportunity to own this gorgeous MOVE-IN-READY home in highly sought after, Signal Hill! Highlights of the modern renovations include an impressive custom CHEF's KITCHEN with white cabinets to the ceiling | large island | PANTRY | light marble QUARTZ counters | SS appliances, an exquisite new ensuite bathroom design with all the SPA-LIKE modern finishings and free-standing tub, new custom & recessed lighting fixtures throughout, new designed formal dining area into a flex area/dining/2nd office/kids play area, newer luxury vinyl plank flooring main & lower, newer carpet upstairs/stairs, updated basement reno, newer TRIPLE PANE WINDOWS (N/W/E sides, 2021/2024), newer FURNACE (2020) & A/C Unit (2022), and so much more! Walk into the bright and spacious main level with large living and dining areas, perfect for entertaining, and notice the extra spaces for the office and another flex room. The backyard retreat is where you will find the large deck, private yard setting, stone patio, storage shed, and a view of downtown! Upstairs you will discover the massive primary bedroom with and extra sitting area | an impressive ensuite bath | walk-in closet, 2 more large bedrooms, and another full bath. The updated basement offers a large entertainment space with a bar (plumbing rough-in available for sink), space



for an exercise area, another large bedroom (non-egress window), another full bath, and an extra storage area. Signal Hill has so much to offer with conveniences all around, including schools, parks, local amenities, quality restaurants, Westside Rec Centre, shopping, C-Train access, multiple routes to get around the city, and loads more! House Extras Include: Newer Blinds Throughout (2 motorized), Water Softener (2024), Attic Insulation Topped (2024), Humidifier (2023), Skylights, 2 Fireplaces. This home shows 10/10, come check it out before itâ€™s gone!

Built in 1999

Essential Information

MLS® #	A2248436
Price	\$1,090,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Simcrest Manor Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4K2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Royal LePage Solutions
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