

\$1,049,999 - 14 Simcrest Grove Sw, Calgary

MLS® #A2226750

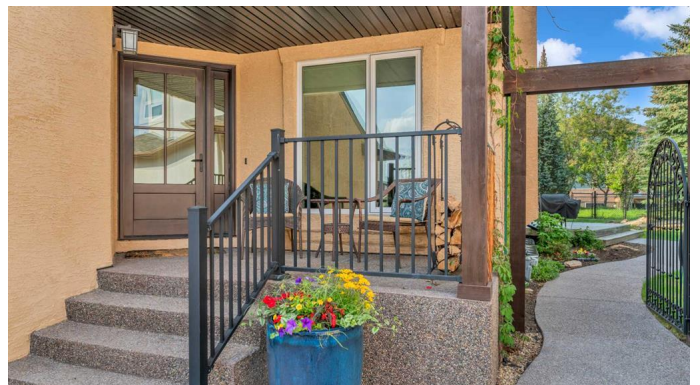
\$1,049,999

4 Bedroom, 4.00 Bathroom, 2,114 sqft

Residential on 0.11 Acres

Signal Hill, Calgary, Alberta

Welcome to Signal Hill, one of Calgary's most prestigious communities! This is a rare opportunity to own a property that has been lovingly maintained, thoughtfully renovated by its original owners. Every inch of this home reflects a commitment to quality, elegance, and smart design. Professionally renovated by Alec Williams and Cape Woodworking, this 2-storey beauty offers 4 beds, 4 bathrooms, and nearly 3,000 sq ft of living space! There's a long list of meaningful upgrades including: All new windows and doors throughout, 50-year rubberized Malarkey roof shingles, solar panels from JA Solar, EV charger (NASC rated), wash station with hot/cold taps in the garage, central AC, new furnace with air purification system, radon mitigation system, Kinetico water softener, no poly b, and Hunter Douglas window coverings! From the moment you arrive, the inviting front porch and charming curb appeal set the welcoming and sophisticated tone. Step inside, and you'll immediately notice the gorgeous wide-plank hardwood floors that flow throughout the main level. At the front of the home, there's a versatile den, ideal for a home office. It features stunning custom-built shelving, cabinetry, and millwork. The heart of the home is an open living space with a stunning exposed beam for architectural charm. The kitchen? Simply outstanding. A built-in Subzero refrigerator, a Wolf gas range with four burners and a griddle, a dedicated plumbed coffee station and wet bar, and clever



storage solutions like a pullout pot drawer make it both stylish and functional. Whether you're hosting guests or enjoying a quiet evening, the adjacent living room with its cozy wood-burning fireplace and huge windows that flood the space with natural light is the perfect place to unwind. The dining area is equally inviting, with built-in bench that offers a lovely spot to take in views of the backyard. The outdoor space of this property truly shines. A massive deck provides the perfect setting for BBQs, morning coffee, or simply relaxing. You'll love the mature trees, lush greenspace, and walking path leading to an Aspen grove and playground. And for those evenings when you want to gather around the fire, the expertly crafted stone party pit (designed to minimize wind interference) offers a cozy, private space. There's even a storage shed and wood-chopping area! The second level of this home features a spacious bonus room with vaulted ceilings and sunny south exposure. The primary bedroom is massive large enough for a king-sized bed with plenty of extra room for dressers, wardrobes, a desk, or even fitness equipment. Two additional bedrooms, a 4-piece main bathroom, and a thoughtfully designed laundry area with storage and counter space complete this level. The basement offers even more flexibility, featuring a guest bedroom, another four-piece bathroom, and an open recreation room with an exposed ceiling. There's so much value in this property so schedule a showing and see it for yourself!

Built in 1999

Essential Information

MLS® #	A2226750
Price	\$1,049,999
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,114
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	14 Simcrest Grove Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Backs on to Park/Green Space, Garden, Level, Pie Shaped Lot, Greenbelt
Roof	Shingle, Rubber
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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