

\$599,950 - 2 Simons Crescent Nw, Calgary

MLS® #A2191360

\$599,950

6 Bedroom, 3.00 Bathroom, 1,424 sqft
Single Family on 0.15 Acres

Thornccliffe, Calgary, Alberta

INVESTOR GEM. There are MANY OPPORTUNITIES for this property. Keep it as it is, move in or rent it out. Renovate up & down and elevate your rental income or maybe share this bungalow with a tenant. You may even consider utilizing this LARGE 65x100 R-CG CORNER LOT to potentially build a multi-unit townhome or front & back duplexes each with its own secondary suite. This lot likely can accommodate 8 residences. (Please confirm with the City's Planning and Development Department). This BUNGALOW has over 1420 sq feet on its MAIN floor with a total of 4 BEDROOMS and 2 BATHROOMS. The primary suite has its own 3 pc bath. The BASEMENT offers over 1170 sq feet of space with a LARGE recreational area, 2 BEDROOMS (windows not to current egress), KITCHEN and DINING area. TOTALLING almost 2600 sq feet of living space PLUS you have a SINGLE ATTACHED GARAGE with a long driveway with CARPORT and a LARGE BACKYARD with a concrete patio for entertaining, an apple tree with a swing for the kids, 2 sheds and with wide rear gate off the alleyway for parking access to the back yard. The roof has NEW shingles as of last summer and the HWT is less than 5 years old. Close to Colonel Sanders School Grades 1-4 & Sir John A McDonald Middle School John G Diefenbaker High School or Highwood School (Chinese/Mandarin) Bilingual program Grades 1-6 North Haven School Elementary Close to Nose Hill Park & West Nose Creek/



Confluence Park & Confederation Park and all the amenities you will need. (id:36535)

Built in 1956

Essential Information

Listing #	A2191360
Price	\$599,950
Bedrooms	6
Bathrooms	3.00
Square Footage	1,424
Acres	0.15
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2 Simons Crescent Nw
Subdivision	Thornccliffe
City	Calgary
Province	Alberta
Postal Code	T2K3N2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Attached Garage, Carport, RV
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior Concrete, Metal
Exterior Features Fruit trees, Lawn
Construction Poured concrete, Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Courtesy Of Tammy Power Of RE/MAX First



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on March 13th, 2025 at 2:24pm MDT