

# \$649,900 - 315 Simons Road Nw, Calgary

MLS® #A2223897

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.15 Acres

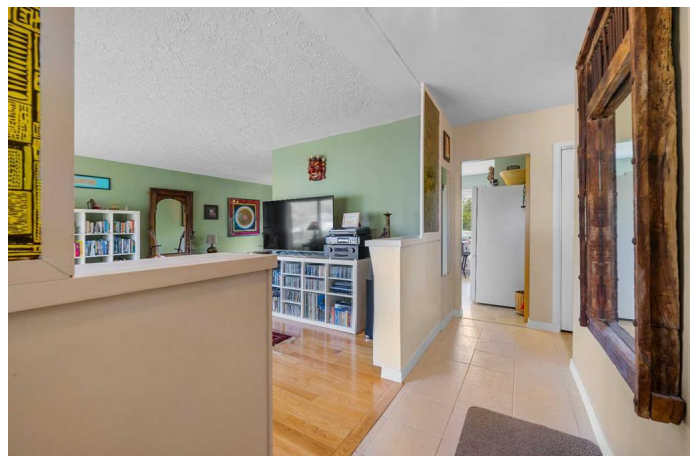
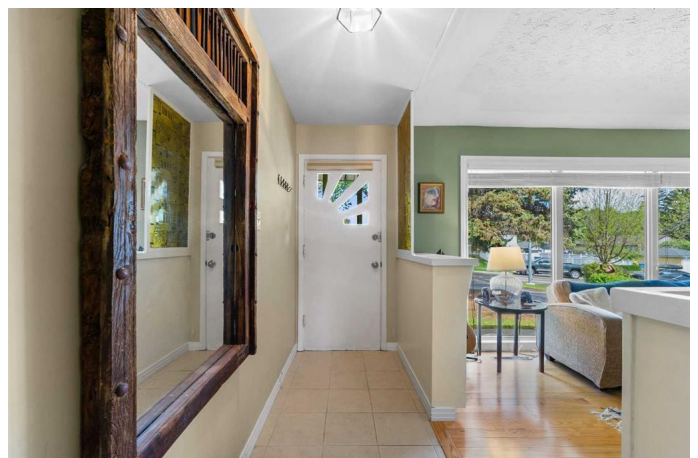
Thornccliffe, Calgary, Alberta

PRICE ADJUSTMENT June 10. Welcome to a little piece of paradise in Thornccliffe. This 1200+sq ft, 4 bedroom (up), 2 bathroom home is on a very desirable street with an absolutely stunning backyard. Newer siding, windows, roof, furnace and a showing of true pride in ownership. Located on a massive 6700 sq ft lot. Wall-to-wall hardwood floors, large windows, a large SW backing deck and informal dining + a good-sized living room. The basement is developed, with a cozy living area, 3pc bathroom, full workshop & open laundry area. This home has been well maintained, private and ready for the next family or downsizing couple. The location is close to everything you could ever need, including schools, shopping, office space, and great access to Deerfoot, McKnight, downtown and the Winter Club. Perfect for a first-time buyer at a great price point.

Built in 1955

## Essential Information

MLS® #	A2223897
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.15
Year Built	1955



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	315 Simons Road Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2X4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	26
Zoning	R-CG

### Listing Details

Listing Office

RE/MAX House of Real Estate

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