

# \$629,900 - 315 Simons Road Nw, Calgary

MLS® #A2223897

**\$629,900**

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0.15 Acres

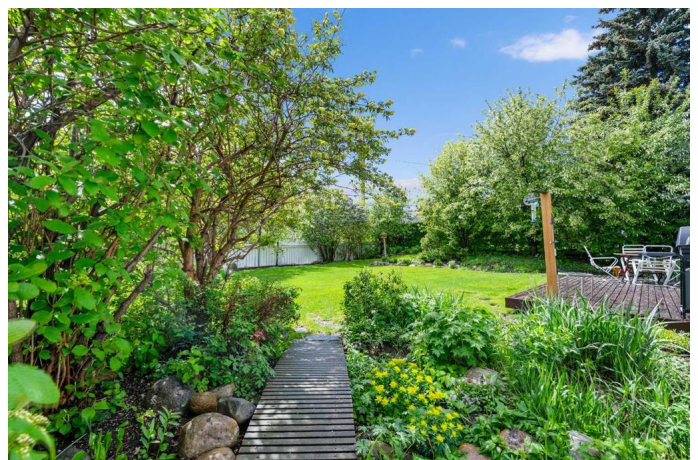
Thornccliffe, Calgary, Alberta

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          | \$629,900 |
| 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 | Private Yard, Garden                                                                                                  |
| 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 | 54             |
| Zoning         | R-CG           |

### Listing Details

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