2 Simons Crescent NW

Calgary | Active | MLS® A2355705

$859,000





Bedrooms	Bathrooms	Year Built	Living area
6	**3**	**1956**	**1,424 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

DEVELOPER ATTENTION! 4+4 PLEX DP APPROVED, DSSP Paid, HVAC Design Drawing Paid, Structural Engineering Services Paid ! Ready for your development !
This 4 + 4 Plex (4 Upper Units + 4 Lower Unit) is a rare design with 4x Single Car Garage plus 2 ADDITIONAL PARKING STALLS thanks to GREAT size corner lot.
Each Upper Unit is designed with 3 Beds, 2.5 Baths. Each Lower Unit designed with 2 Beds 1 Bath.
Amazing Location, right on 4 St and just a few steps from the Bus Stop, Close to all necessary amenities and school ! 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.
Property itself is a large bungalow over 1,400 sqft above grade with 4 Beds 2 Full Bath on Main Floor. Basement also has a side entrance. Roof Shingles about 2 years, Hot Water Tank less than 6 years old. Home is currently rented to great tenants paying $2,800 per month plus utilities, lease End Dec 31, 2026. Property and appliances are sold as-is, where-is.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355705
Bedrooms	6
Bathrooms	3
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,424 sq. ft.

Acreage:	No
Lot Area:	6,361 sq. ft.
Lot Frontage:	100'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1956 (Age: 70)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	9395HA
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	1
Parking:	Carport, Driveway, Front Drive, Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Thorncliffe
Appliances:	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Inclusions:	All appliances are sold as-is condition
Restrictions:	None Known
Main Floor	Bedroom · 10'1" × 8' ·
Main Floor	Bedroom - Primary · 14'1" × 9'11" ·
Main Floor	Bedroom · 10'9" × 9'11" ·
Main Floor	Bedroom · 11' × 9'9" ·
Basement	Bedroom · 12'10" × 10'8" ·
Basement	Bedroom · 12'7" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N

Zoning:	R-CG
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-simons-crescent-nw-calgary-a2355705/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.