

# \$295,900 - 1115, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2227334

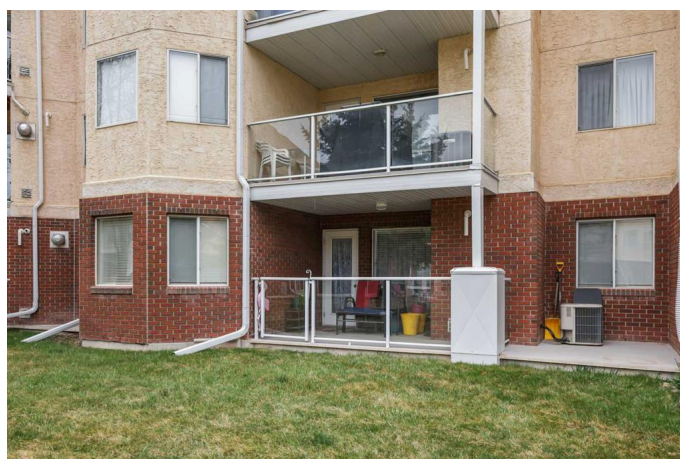
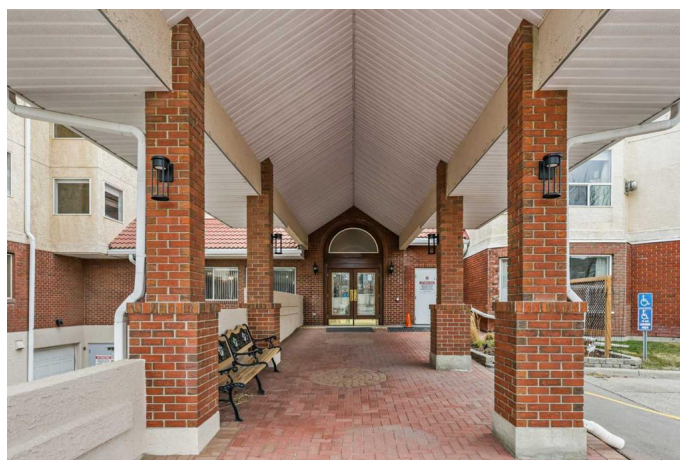
**\$295,900**

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Price reduced for a quick sale!! Welcome to a spacious and furnished, two bedroom main floor unit in Dana Village, a highly sought-after 55 plus complex that you'll enjoy the access to a variety of amenities, including a fitness area, library, billiards, puzzle/hobby space and a dining room with a kitchen. There are several updates this unit offers including, newer appliances, newer vinyl flooring, freshly painted interior and more! The large master bedroom has a walk-in closet and 3-pce en-suite. Very convenient in-suite laundry, a newer f/a furnace and air conditioning! Ideal for entertaining or relaxing, this wonderful and bright main floor two bedroom unit fronts onto an enclosed and peaceful green space courtyard, right outside from your covered walk-out patio c/w a gas BBQ hookup. This unit also has a heated underground parking stall and a secure storage locker, plus access to a car wash and workshop in the parkade. The included list of furnishings, will be provided! Dana Village condominiums are nestled in the elevated community of Strathcona Park, the active social calendar offers group fitness classes, card games, bingo, community dinners, coffee gatherings, and more. Conveniently located nearby you'll find shopping, medical services, public transit as the LRT is close by, scenic pathways, and the newly built Christie Crossing mall. Plus, downtown Calgary is only a 15-minute drive! With plenty of visitor parking and an unbeatable location, this is an opportunity you



won't want to miss!

Built in 1996

### **Essential Information**

MLS® #	A2227334
Price	\$295,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1115, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

### **Amenities**

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking, Car Wash, Fitness Center, Parking, Recreation Room
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Other
Heating	Forced Air, Natural Gas
Cooling	Central Air

# of Stories                3

## **Exterior**

Exterior Features    Courtyard

Construction        Brick, Stucco, Wood Frame

## **Additional Information**

Date Listed            June 9th, 2025

Days on Market      92

Zoning                M-C1

## **Listing Details**

Listing Office        RE/MAX House of Real Estate

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