

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

MLS® #A2227334

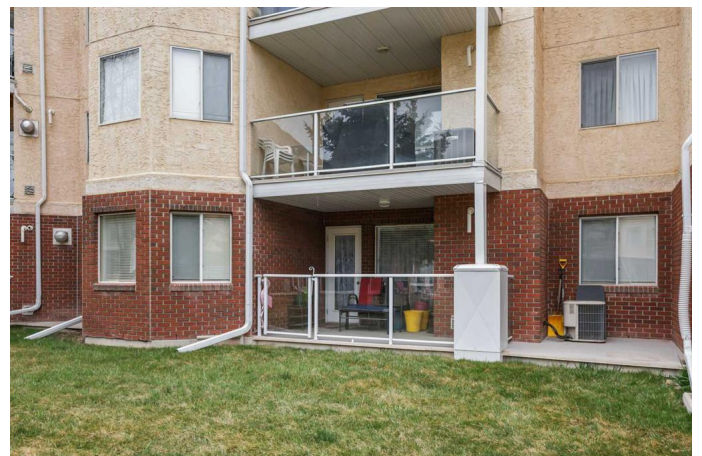
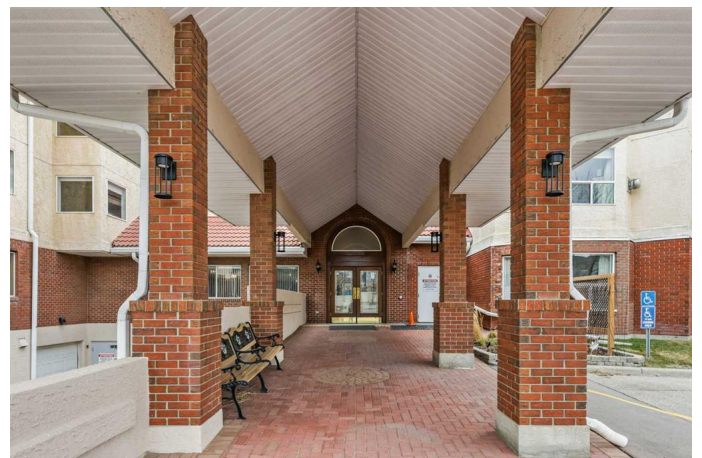
**\$295,900**

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     74

Zoning                M-C1

## Listing Details

Listing Office        RE/MAX House of Real Estate

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