

\$285,000 - 2126, 1818 Simcoe Boulevard Sw, Calgary

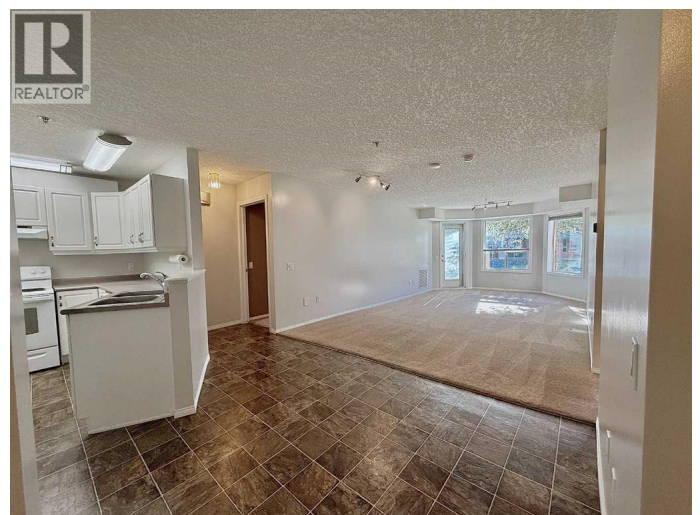
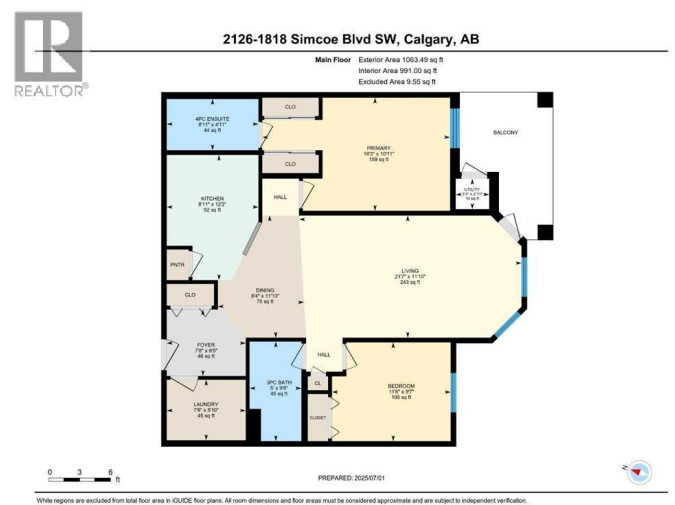
MLS® #A2264512

\$285,000

2 Bedroom, 2.00 Bathroom, 991 sqft
Single Family on 0.00 Acres

Signal Hill, Calgary, Alberta

This freshly painted, well maintained ground-floor unit offers 991 sqft of bright, functional living space in the highly sought-after Dana Village, a 55+ community that is well managed to support an active and fulfilling lifestyle. This ground-floor unit faces the quiet interior courtyard, offering a stunning view and allowing you peaceful enjoyment from your private patio. Your move-in-ready home has freshly shampooed carpets throughout, top-down blinds that provide privacy while still allowing plenty of natural light, and central A/C to keep things comfortable year round. Step into the open-concept kitchen and discover, laminate countertops, generous cupboard space, and a full pantry. The layout is open and flows from the kitchen to the dining and living areas. This unit features two generously sized bedrooms, including a primary suite with a private 4-piece ensuite, with double walk-through closets, as well as a 3-piece guest bathroom and the convenience of in-suite laundry with extra storage. You'll also appreciate the central vacuum system, an added touch of convenience. This unit boasts one of the largest underground parking stalls in the entire complex; complete with an oversized storage locker and motion-sensor lighting. As a resident of Dana Village, you'll enjoy access to an array of amenities including a fitness centre, games area with a pool table, woodworking shop, and beautifully landscaped grounds. And you can't forget about the



private car wash”an exclusive perk that keeps your vehicle looking its best year-round. Located on the main floor, this unit is dog- or cat-friendly (one pet permitted per condo bylaws). This welcoming community offers a vibrant calendar of clubs and social events designed to keep you engaged and connected. Ideally located within walking distance to the LRT, scenic walking paths, parks, shopping, and dining”everything you need is right at your doorstep. Don”t miss your opportunity to own this ideally located, pet-friendly unit in one of the best 55+ communities in the area. Check out the 3D tour and book your private showing today! (id:6289)

Built in 1997

Essential Information

Listing #	A2264512
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Square Footage	991
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2126, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3L9

Amenities

Amenities	Schools, Shopping, Car Wash, Exercise Centre
Features	Elevator, Closet Organizers, No Animal Home, No Smoking Home, Gas

	BBQ Hookup, Parking
Parking Spaces	1
Parking	Oversize, Underground

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Central heating, Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Brick, Stucco
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Listing Details

Listing Office	CIR Realty
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