

**2327, 1818 Simcoe Boulevard SW**  
**Calgary, Alberta**

**MLS # A2287679**



**\$309,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Membrane	<b>Condo Fee:</b>	\$ 737
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Veneer, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** 2 Wall Shelves over toilets in both bathrooms

Retire your Cares - NOT your Dreams! Immaculate TOP FLOOR 2 Bedroom/2 Bath Condo with TREED Courtyard Views, AMAZING In-House Amenities & Numerous UPDATES throughout! Stylish Modern Kitchen - QUARTZ Counters, Crisp White & Blue Cabinetry, Stainless Steel Fridge & Dishwasher & Convenient Side PANTRY. Flexible Open Living & Dining Area with lots of natural light - Generous Master with WALK-THRU Closets & Ensuite bath, Spacious 2nd Bedroom perfect for Guests or a Computer/Sewing/Craft Room, 2nd full Bath with "Easy Access" Shower & Private Balcony for relaxing morning coffees with Sunrise views. There's a large Laundry & Storage Room with newer washer & dryer Plus an X-TRA Storage Locker in your UNDERGROUND parking stall. How's your SOCIAL calendar? Dana Village offers daily activities - fitness classes, movie nights, potluck dinners, game nights & a "HELPING HANDS" committee to assist owners with small daily chores, along with exceptional SITE FACILITIES - Fitness, Billiards, & Puzzle areas, Woodworking Shop & even a Car Wash Bay - all accessible WITHOUT going outside. SUPERIOR complex construction focused on SAFETY & SECURITY includes 5 elevators, security doors & low maintenance fire retardant materials - Concrete Tile roof, Stucco exterior & fire suppression system with sprinklers & speakers. 55+ AGE Restricted, Non-Smoking complex & 1 cat is permitted with Board Approval. CENTRAL LOCATION with Easy Access to Transit & LRT, Shopping, Downtown & the Mountains too. Those who say "You can't buy happiness" haven't been to Dana Village!