

2324, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2310490



\$340,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Signal Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,114 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Secured, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Concrete, Membrane | Condo Fee: | \$ 816 |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Veneer, Wood Frame | Zoning: | M-C1 d125 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

**** Be sure to watch the full cinematic home tour of this stunning home**** Welcome to Dana Village - Nestled within Signal Hill, Dana Village has earned its place as one of Calgary's most cherished 55+ adult communities - and it's easy to understand why. Here, neighbours become friends, mornings are unhurried, and the home you've worked a lifetime toward finally reflects the life you deserve. This exceptional Top-Floor, South Facing, 2-bedroom, 2-bathroom condo offers 1,114 sq. ft. of beautifully designed living space, framed by soaring ceilings, an abundance of natural light, and tranquil views over the courtyard. From the moment you step inside, there's a sense of ease and calm that simply feels right. The open-concept layout strikes the perfect balance between comfortable everyday living and the ability to welcome family and guests with ease. Large windows invite the courtyard's greenery indoors, bathing the living and dining areas in warm, natural light throughout the day. The well-appointed kitchen with stainless steel appliances (brand new range), centre island with eating ledge and this flows seamlessly into the main living space - ideal for quiet morning routines or lively dinners with the people you love most. The primary bedroom is a true retreat: generous dual closets and a private 3-piece ensuite with walk-in shower offer the comfort and independence that matter. Thoughtfully positioned on the opposite side of the condo, the second bedroom sits alongside a full 4-piece bathroom — perfectly suited for visitors, out-of-town family, or a personal hobby or reading room. Step out onto your balcony — complete with a natural gas BBQ hookup — and take in the peaceful courtyard views. It's the perfect perch for a slow morning coffee or a relaxed evening in the fresh air. There is even central air conditioning for year-round comfort,

convenient in-suite laundry and storage, and a heated underground parking stall with an oversized storage unit directly in front. Resident car wash bay — so your vehicle stays clean and well cared for through every season. At Dana Village, amenities go far beyond four walls — a fitness centre, billiards room, puzzle room, library, woodworking shop, garden room, lounge areas, and a spacious event room with kitchen give you every reason to step outside your door and into the life of this vibrant community. Whether you're looking to stay active, pursue a passion, or simply enjoy good conversation over a cup of coffee, you will find your people here. This is not downsizing - it's a deliberate, joyful upgrade. Maintenance-free living, a true sense of belonging, and a home that supports in this chapter of life. Dana Village isn't just a place to live; it's a place to truly thrive. Your next chapter starts here!