

1118, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2311908



\$290,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground, Workshop		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Clay Tile	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Garage Opener Control-Remote

Welcome to adult living (55+yrs) in the established and amenity rich- Dana Village. Main floor unit with 2-bedrooms, 2-full bathrooms & an open-concept versatile layout. New neutral paint throughout and updated hand scraped finish laminate flooring. Lots of storage in laundry room and kitchen has ample cabinetry and useful pantry Choice unit location has downtown city views from the patio with privacy for entertaining, BBQ's while enjoying the outdoors. Assigned heated underground parking is close to the elevator and there is secured storage located in front of the parking stall. Convenience and amenities galore here: carwash bay, workshop, fitness equipment, billiards/games room and a well stocked library. Access to arranged rides for shopping trips, exercise classes, Bridge, happy hour and many more arranged opportunities. Welcoming friendly community. Complex is well managed and ready for those seeking their next new chapter in a dynamic, multi faceted setting. Call to view today!