

3347, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2325171



\$274,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Most all furniture is for sale and can be negotiated

Welcome to Dana Village — an adult-living (55+) building in beautiful Signal Hill! Your first impression of this immaculate top floor, 2 bedroom, 1 bathroom unit will be how spacious it feels, with loads of natural light — and no neighbors' above or on one side. With 833 square feet of furnished living space, this move-in ready unit is just waiting for its next owner. The spacious main living area features your kitchen (RECENTLY UPDATED APPLIANCES), dining and living room (ALL NEW FLOORING) in an open-concept design. The primary bedroom is large and light-filled, with plenty of closet space and a cheater ensuite. The second bedroom is perfect as a bedroom or for use as a den or home office space. The private balcony overlooking the courtyard has the gas BBQ hook-up roughed in. The in-unit laundry room has plenty of storage space and a central vacuum rough-in. The elevator to the HEATED UNDERGROUND parking garage is steps from your door, and your room, assigned parking stall and storage is conveniently located close to the elevator in the garage. There is also plenty of visitor parking. Dana Village is a wonderful community of 55+ adults, which, in addition to its many social and community events for residents, also features a car wash bay, workshop and hobby rooms, a library, games area, public seating areas, a party room, kitchen and dining area for special functions, a fitness area, and more. Located in beautiful Signal Hill, you are minutes from the LRT, shopping, and dining, in addition to the pathway system for walking or biking. If you are looking for your next home, don't miss out on this turnkey unit in a wonderful community.