

3238, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2333279



\$299,800

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	991 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Custom built Murphy Bed, All Blinds

Well-maintained and beautifully updated, this 2-bedroom, 2-bathroom condo is located in the highly sought-after 55+ community of Dana Village. The bright, open-concept layout features a spacious kitchen overlooking the dining area, making it ideal for entertaining. The large living room easily accommodates family gatherings and is highlighted by a charming bay window with views of the mature treetops. Enjoy sunny west-facing afternoons on your private balcony, then retreat indoors to the comfort of central air conditioning. The spacious primary bedroom offers a 4-piece ensuite, while the versatile second bedroom features a custom-built Murphy bed with additional cabinetry and abundant storage plus a unique custom Murphy desk transforms the space into the perfect home office, den, or guest room. Numerous upgrades have been completed in recent years, including luxury plank flooring, fresh paint, updated lighting and plumbing fixtures, new toilets, an oversized refrigerator with water and ice dispenser, washer, and custom silhouette blinds. The furnace, conveniently located in the separate storage room on the balcony, was recently replaced by the condominium corporation. Heated, underground parking with additional storage locker. Dana Village offers more than just a home—it's a lifestyle. Residents enjoy an impressive selection of amenities and activities, including a dining hall, kitchen, library, fitness centre, billiards room, woodworking and hobby workshop, car wash, and beautifully landscaped courtyard gardens. Ideally situated on the second floor, this unit is just steps from the main entrance, condo amenities, and convenient visitor parking. It also includes one heated underground parking stall (#3238). The location offers easy access to public transit, the LRT, shopping, restaurants in West Hills, and Stoney Trail for quick trips west to the

mountains. The current owners have truly enjoyed the exceptional lifestyle Dana Village offers and are sad to be leaving. This is a great home with great value—choose your possession date and move right in!