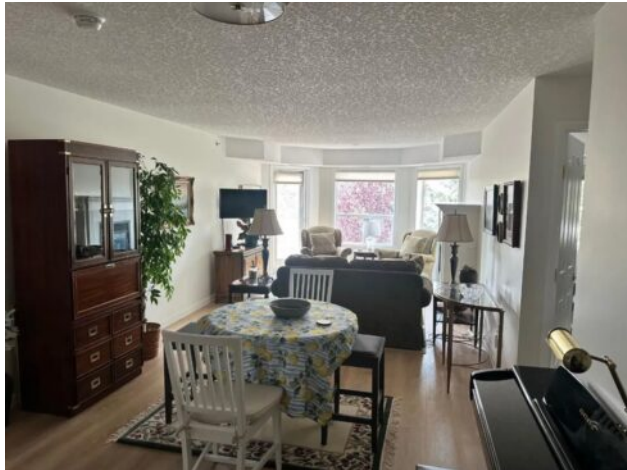


3338, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2338365



\$369,999

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	992 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Window Coverings

Price reduced for quick sale, quick possession is possible. Seller is motivated to sell this Fantastic West Facing Penthouse Condo in the desirable Dana Village, one of the nicest 55+ complexes in Calgary offering close to 1000 sq ft of luxury living. Well-maintained and recently 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 relaxing and entertaining. Refurbished in the last year with numerous upgrades! New Granite countertops in kitchen and bathrooms, new kitchen backsplash, new appliances in kitchen, new luxury plank flooring, fresh paint, re-stipled ceilings, new baseboards, updated lighting and plumbing fixtures, new toilets, a spacious refrigerator with water and ice dispenser, washer, and custom silhouette blinds. Open design that is bright, and easy to navigate, including a Full Kitchen with lots of Storage and an enclosed Pantry. The Master Bedroom has a Walk-In Closet and an Ensuite Bathroom. 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. The second bedroom is a good size with a 3-Piece bathroom nearby. You can transform the space into the perfect home office, den, or guest room. The Laundry Room is spacious with full sized Washer & Dryer. Enjoy the gas fireplace on those winter days and the central Air Conditioning to keep you cool on the hot summer days! Heated, secure, assigned underground Parking Stall and a huge Storage Unit that are both easily accessible from the Elevator. Super location with easy access to everything including the LRT, Sunterra Market, Westside Recreation Centre and lots of

shopping, services, banking, restaurants, etc. Dana Village is professionally managed with entertainment areas, exercise, games, a large common kitchen for groups and a library too. This is a beautiful unit in a wonderful complex. 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.