



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1818 SIMCOE Boulevard #1316, Calgary T3H 3L9**

MLS®#: **A2163347**

Area: **Signal Hill**

Listing Date: **09/07/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1996**

Finished Floor Area

Abv Sqft: **984**

Low Sqft:

Ttl Sqft: **984**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**11**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Elevator,Laminate Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 11`11"</b>	<b>Balcony</b>	<b>Main</b>	<b>16`9" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`10" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 8`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 6`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 19`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 14`8"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>4`5" x 3`6"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$669**

**Fee Simple**

**M-C1 d125**

Fee Freq:

**Monthly**

Legal Desc: **9611697**

Remarks

Pub Rmks: **Top floor unit with walking distance to LRT, Westside Rec Centre, and Sunterra Market and shops. This spacious open floor plan features newer vinyl plank flooring, painted walls, new S/S Refrigerator, Electric Stove, Hoodfan, Dishwasher, Washer and toilets. The living room has many windows to add in natural light and has space to accommodate plenty of furniture. The kitchen is tucked in and has a good dining area perfect for entertaining. The common area is divided with bedrooms on either side. The master features a His/Her closet and 4 pc ensuite bath. The second bedroom is currently being used as a home office. There is a 3 pc bath located just outside the bedroom. The in suite laundry/storage room has full size Washer/Dryer and a storage cabinet with plenty of room for the extras. There is an underground parking stall with a storage locker right in front. Dana village is a 55+ complex with many amenities including: scheduled activities, weekly bus shuttle, common kitchen & dining room, social room, library, workshop, pool table, gym, car wash & plenty of visitor parking. Make the next step and book a viewing to this wonderful home.**

Inclusions: **Shelf in Storage Unit**  
Property Listed By: **Coldwell Banker Mountain Central**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**