



THE
A-TEAM

**RE/MAX
FIRST**

1818 SIMCOE Boulevard #3153, Calgary T3H 3L9

MLS® #: **A2175671**

Area: **Signal Hill**

Listing Date: **10/28/24**

List Price: **\$419,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,352**
Low Sqft:
Ttl Sqft: **1,352**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Assigned,Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters,Open Floorplan,Pantry,Storage,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	11`2" x 5`0"	4pc Ensuite bath	Main	11`5" x 5`1"
Bedroom	Main	11`6" x 16`4"	Bedroom	Main	11`7" x 13`2"
Bedroom - Primary	Main	18`2" x 11`8"	Kitchen	Main	9`4" x 13`10"
Living/Dining Room Combination	Main	20`4" x 21`7"	Laundry	Main	7`0" x 6`2"
Furnace/Utility Room	Main	2`8" x 3`3"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$916

Fee Simple
Fee Freq:
Monthly

M-C1 d125

Legal Desc: 9810814

Remarks

Pub Rmks: **Looking for that elusive 3-bedroom condo? This 1352sf three bedroom, 2 bathroom unit is a main floor, SE corner unit on the quiet east side of the building with amazing City views! If light and bright is your thing, this is it. The private south facing balcony is the perfect spot for morning coffee or late day refreshments. Being on the main floor means that you can bring your much-loved dog with you (with Board approval of course). This condo also comes with secured underground parking/bike storage and building amenities such as a main floor social room, fitness and billiards area, wood working shop and car wash, a well-stocked library and puzzle area, and a dining room with a kitchen available for private functions. There are numerous cozy areas for reading, or a quiet visit with a friend. Dana Village is a vibrant 55+ community with many amenities and daily resident activities. Residents can enjoy regular social events, game and movie nights, dinners, coffee mornings, happy hours, exercise classes, excursions, and volunteer opportunities in gardening and event planning. There is a social committee that organizes a variety of clubs, group activities, monthly dinners, and numerous other activities. They even offer a weekly car service for grocery shopping or outings! Ideally located within walking distance to Westside Rec Centre, Sirocco LRT Station, Sunterra, and a short drive Signal Hill or Aspen Landing shopping areas. Available for quick possession!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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











