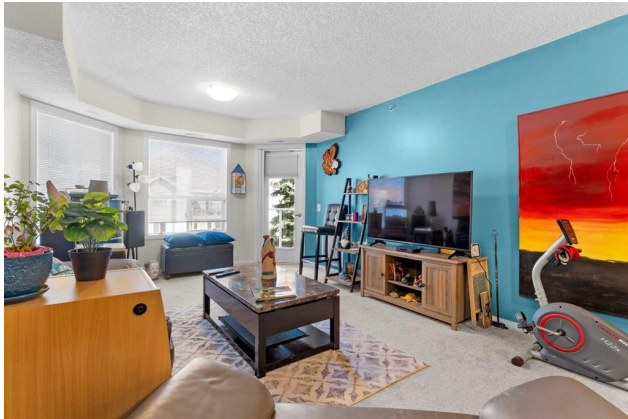


1818 SIMCOE Boulevard #2327, Calgary T3H 3L9

MLS® #: **A2197263** Area: **Signal Hill** Listing Date: **03/01/25** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Assigned,Guest,Parkade,Secured,See Remarks**

Utilities and Features

Roof: **Clay Tile** Construction: **Brick,Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator,Open Floorplan,Pantry,Recreation Facilities,Stone Counters,Storage,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`5" x 10`11"	4pc Ensuite bath	Main	9`0" x 5`2"
Living Room	Main	21`1" x 15`4"	Dining Room	Main	8`5" x 15`4"
Kitchen	Main	9`1" x 12`3"	Bedroom	Main	11`9" x 9`8"
4pc Bathroom	Main	5`1" x 9`8"	Laundry	Main	7`10" x 6`1"

Legal/Tax/Financial

Condo Fee: **\$684** Title: **Fee Simple** Zoning: **M-C1 d125**

Fee Freq:
Monthly

Legal Desc: **9810814**

Remarks

Pub Rmks: **Top-floor 2 bed, 2 bath unit offers the perfect blend of comfort and convenience and features a private balcony that overlooks the serene courtyard. Located in the highly sought-after Dana Village, this complex offers 55+ adult living at its finest with a range of amenities designed to enhance your lifestyle. Whether you're staying active in the fitness center, honing your skills in the workshop, enjoying a game of pool in the games room, or relaxing in the beautifully landscaped courtyard, there's something for everyone here. Step inside to discover a freshly updated space with brand-new sound proof vinyl plank flooring in the entry and kitchen and new carpet in the living room and bedrooms. Note the modern, freshly painted interior, along with the brand new furnace as of December '24. The renovated kitchen shines with quartz countertops and ample cupboard and counter space, perfect for cooking up your favorite meals. This unit features two generously sized, sun-filled bedrooms, including a primary suite complete with a 4-piece ensuite. You'll also love the added convenience of in-suite laundry with new washer/dryer, extra storage, and a 3-piece guest bathroom. Enjoy your morning coffee or evening unwind on the balcony, taking in the peaceful views of the courtyard. Perfectly located within walking distance of LRT stations, scenic walking paths, and parks, plus close proximity to shopping, dining, and professional services—you'll have everything you need right at your doorstep. Please note: While small dogs are permitted on the first floor only, cats are welcome on the upper levels. Don't miss the opportunity to make this exceptional unit your new home!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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

