

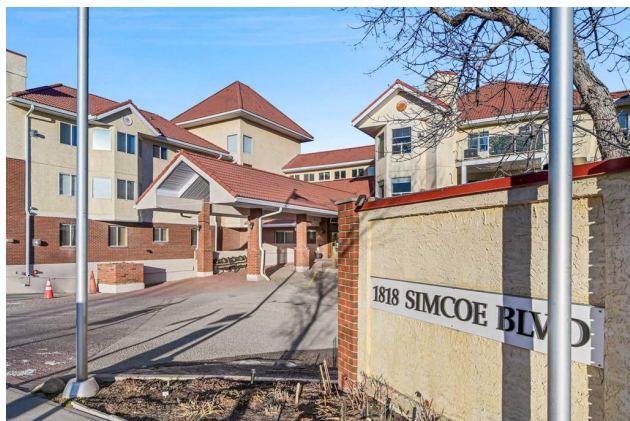


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1818 SIMCOE Boulevard #1122, Calgary T3H 3L9**

MLS® #: **A2197419**      Area: **Signal Hill**      Listing Date: **02/27/25**      List Price: **\$399,900**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,253**  
 Low Sqft:  
 Ttl Sqft: **1,253**

**Assigned,Heated Garage,Stall,Underground**

DOM

**0**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$851**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**

Legal Desc: **9611697**

Remarks

Pub Rmks:

**Experience Unmatched Views and Spacious Comfort in Strathcona! Welcome to this extremely spacious 1,253 sqft. main floor corner unit, offering breathtaking panoramic views of downtown Calgary. Dana Village condominiums are nestled in the elevated community of Strathcona Park. This wonderful unit offers a bright and airy design flooded by natural sunlight. Enjoy year-round comfort with a floor-to-ceiling stone fireplace, perfect for cozy evenings, or step outside to your covered walk-out patio with a gas BBQ hookup, ideal for entertaining or relaxing. The modern kitchen features beautiful granite countertops, newer stainless-steel appliances, plenty of cabinetry, and a breakfast bar. The primary bedroom boasts walk-through closets leading to a 4-piece ensuite with an accessible bathtub + shower, while the large second bedroom is next to a 3-piece bathroom. For added convenience, this unit includes in-suite laundry c/w stacking washer/dryer, shelving, and extra storage space. This unit also has a heated underground parking stall and comes with a secure storage locker, plus access to a car wash and workshop in the parkade. Additional features include a newer furnace, newer laminate flooring, fresh paint, Nest thermostat, and granite countertops, and a large deck, highlighting the magnificent downtown city views. Dana Village is highly sought-after 55 plus complex , you'll have access to a variety of amenities, including a fitness area, library, billiards, puzzle/hobby space and a dining room with a kitchen. The active social calendar offers group fitness classes, card games, bingo, community dinners, coffee gatherings, and more. Conveniently located nearby you'll find shopping, medical services, public transit, scenic pathways, and the newly built Christie Crossing mall. Plus, downtown Calgary is only a 15-minute drive! With plenty of visitor parking and an unbeatable location, this is an opportunity you won't want to miss!**

Inclusions:

**NA**

Property Listed By:

**RE/MAX Real Estate (Central)**

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



