



THE
A-TEAM

**RE/MAX
FIRST**

1818 SIMCOE Boulevard #3237, Calgary T3H 3L9

MLS® #: **A2197660** Area: **Signal Hill** Listing Date: **02/27/25** List Price: **\$364,900**
 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: **946**
 Low Sqft:
 Ttl Sqft: **946**

DOM

-0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Penthouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Assigned, Parkade, Underground
 Utilities and Features

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

Construction: **Brick, Stucco**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

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

Legal Desc: **9810814**

Remarks

Pub Rmks: **AMAZING VIEW!!! This 2 bedroom, 2 bathroom condo, is one of the best situated units in the complex. Watch the fireworks from your balcony, or just enjoy the beauty of the courtyard. Already partially renovated with gorgeous engineered hardwood, complete the look and renovate to your liking in this open plan with a**

huge living room, adjacent dining area, spacious kitchen, in-unit laundry, vacu-flo system and additional storage space. Downtown views from every window, the primary bedroom with 4 pc ensuite, 2nd bedroom and 3 pc bathroom. Oversized, East exposure balcony overlooking the courtyard. Separate furnace room located on the balcony. The central air conditioning, and furnace are responsibility of and are maintained by the condo board. Assigned parking with storage locker in heated, underground parking. In the building there is a main floor social room, and a dining room with a kitchen available for private functions. Use the elevator across from mailboxes on the main floor to access the fitness area and billiards room and puzzle/craft area on 2nd floor, with a library on the 3rd floor. Woodworking/hobby shop & car wash are in the parkade accessed in Bldg 1. Close to a grocery store, coffee shops and restaurants, walk to the LRT and enjoy a short ride to downtown. A wonderful place to call home with many scheduled activities and monthly owner's dinner! Great investment in both lifestyle and real estate. Dana Village is a wonderful community to call home!

Inclusions:
Property Listed By:

Storage cupboard in utility room
Real Estate Professionals Inc.

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









