



THE
A-TEAM

**RE/MAX
FIRST**

1818 SIMCOE Boulevard #2131, Calgary T3H 3L9

MLS® #: **A2205214** Area: **Signal Hill** Listing Date: **03/27/25** List Price: **\$368,000**
 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: **1,087**
 Low Sqft:
 Ttl Sqft: **1,087**

DOM
9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

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

Access:
 Lot Feat:
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Clay Tile** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Storage**
 Utilities:

Room Information

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

Condo Fee: **\$742** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq: **Monthly**
 Legal Desc: **9810814**

Remarks

Pub Rmks: **Excellent opportunity here to get into an active 55+ complex in Signal Hill! Packed with amenities, this adult community features a fitness area, library, billiards, puzzle/hobby space, dining room with a kitchen, heated, secure parking with a carwash, additional secure storage and a workshop. The active social calendar offers group fitness classes, card games, bingo, community dinners, coffee gatherings, and more. Small dogs are welcome only on the main floor with cats allowed on the upper floors. Close to great shopping, LRT, Public transit, dining and professional services This bright 2 bedroom 2 bath unit is perfect for those wanting to downsize or those who are wanting more social engagement. Call today for your private viewing!**

Inclusions: n/a

Property Listed By: **CIR Realty**

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







