

**2126, 1818 Simcoe Boulevard SW  
Calgary, Alberta****MLS # A2206643****\$314,900**

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 684
LLD:	-
Zoning:	M-C1
Utilities:	-

**Inclusions:** None

Welcome to this amazing condo in Dana Village! Well maintained 55+ adult living complex. This ground level 2 bedroom, 2 bathroom unit is situated in an ideal location with South exposure and looks and walks out on to the complex's beautiful courtyard. It's big windows and open concept make it a very hospitable layout. It has an ample sized kitchen with a pantry, great counter space and a breakfast bar. The master bedroom has 2 closets and a 4-piece ensuite. The second bedroom sits across from the 3-piece bathroom. Washer/dryer in suite, also includes central vacuum with attachments. Single indoor parking stall in a heated underground garage with a car wash station. Dana Village is an active 55+ age complex that has lots to offer with a library, a dining hall, pool tables and shuffleboard, a gym and more! Close to all amenities, both shopping and restaurants at West Market Square and close to the Sirocco LRT station. Don't miss the opportunity to make this your dream condo!