1115, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2212431

$339,900

Division:	Signal Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	840 sq.ft.	**Age:**	1996 (29 yrs old)
Beds:	2	**Baths:**	1

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 575
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions: Most of the furnishings can be included. Call listing agent to inquire.

Welcome to a spacious two bedroom main floor unit in Dana Village, a highly sought-after 55 plus complex that you'll enjoy the access to a variety of amenities, including a fitness area, library, billiards, puzzle/hobby space and a dining room with a kitchen. There are several updates this unit offers including, newer appliances, newer vinyl flooring, freshly painted interior and more! The large master bedroom has a walk-in closet and 3-pce en-suite. Very convenient in-suite laundry, a newer f/a furnace and air conditioning! Ideal for entertaining or relaxing, this wonderful and bright main floor two bedroom unit fronts onto an enclosed and peaceful green space courtyard, right outside from your covered walk-out patio c/w a gas BBQ hookup. This unit also has a heated underground parking stall and a secure storage locker, plus access to a car wash and workshop in the parkade. Dana Village condominiums are nestled in the elevated community of Strathcona Park, 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 as the LRT is close by, 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!