



GRASSROOTS
REALTY GROUP

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**2327, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2230232



\$345,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,074 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Parkade, Secured, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Pantry, Recreation Facilities, Stone Counters, Storage, Track Lighting		

Inclusions: N/A

Welcome to your beautifully updated top-floor unit offering 1,074.2 sqft of bright, functional living space in the highly sought-after Dana Village, a 55+ community which is perfectly managed to promote an active and fulfilling lifestyle. Step inside to discover a thoughtfully refreshed interior featuring brand-new soundproof vinyl plank flooring in the entry and kitchen, new carpet throughout the living room and bedrooms, and a modern paint palette that brightens and elevates the space. At the heart of the home, the kitchen now boasts freshly refinished cabinets with crisp white uppers and rich blue lowers, creating a clean and modern look which complements the other colours in the home. Quartz countertops add a touch of luxury to the kitchen, while generous cupboard space, in addition to the pantry ensures everything stays organized and accessible. The open-concept layout seamlessly flows from kitchen, to dining, to the spacious living area, which opens to your large private balcony overlooking the serene courtyard. This unit features two generously sized, sun-filled bedrooms, including a primary suite complete with a 4-piece ensuite. You'll also love the added convenience of in-suite laundry with new washer/dryer, extra storage, and a 3-piece guest bathroom. A brand new furnace, added in December 2024, means you can move in with confidence; no need to budget for a big-ticket replacement. You'll also appreciate that heating and water are included in your monthly condo fees. Dana Village is the perfect place to start your retirement as it offers an abundance of amenities including a fitness centre, games room with pool tables, woodworking shop, and beautifully landscaped grounds. And you can't forget about the private car wash, a convenient amenity that makes it easy to keep your car looking its best year-round. In addition, the community boasts a vibrant calendar

of clubs and year-round social events designed to keep residents engaged and connected. The building is ideally located within walking distance to the LRT, scenic walking paths, parks, shopping, and dining, everything you need is right at your doorstep. Please Note: Cats are permitted on upper levels; small dogs are allowed on the main floor only. Don't miss your chance to own this move-in-ready unit in one of the best 55+ communities in the area. Book your private showing today!