



GRASSROOTS
REALTY GROUP

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1115, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2257373



\$290,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Plug-In, Secured, Underground, Workshop		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: Some furniture may be included; please call listing agent for details

Welcome to Dana Village, where you can enjoy a 'turn key' lifestyle. Quick possession works on this preferred MAIN floor 55+ unit. Signal Hill offers easy access for commuting, LRT, parks and pathways and numerous amenities & services in this well established central community. Heated underground parking stall, carwash, workshop, weekly rides for shopping trips, pot lucks, social activities & exercising/recreation events. Gorgeous central dining hall for residents to enjoy. Covered balcony (west facing) steps out to the beautifully landscaped courtyard and grounds. Patio has a BBQ gas line, room for deck furniture, gardening and ample space for you to read, relax and repeat. Balcony storage room as well as secured caged storage in front of parking stall located near elevator. Unit has been lovingly maintained and updated: newer furnace, Central A/C, efficient Stainless Steel appliances, modern luxury vinyl plank flooring, high end kitchen faucet & bath/light fixtures. Versatile floor plan (>820 sq. ft.) features 2 LARGE Bedrooms, 3 piece Bathroom, In-suite laundry, full pantry and utility area. Decorated in a modern neutral colour palette. Single floor living, accessibility features to help with mobility ease. Another perk of main floor living is that you can have a dog or cat (board approval) & direct outside access from your balcony. Complex is well managed and ready for those seeking their new chapter in a dynamic, multi faceted setting. Don't miss this opportunity, call and view today!