



GRASSROOTS
REALTY GROUP

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**1110, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2261693



\$269,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Tile
Roof:	Clay Tile
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 722
LLD:	-
Zoning:	M-C1 d125
Utilities:	-

Inclusions: n/a

Welcome to Dana Village – a sought-after 55+ community and your perfect retirement dream! This main-floor 2-bedroom condo offers an open, inviting layout with a functional kitchen overlooking the spacious family room, convenient in-suite laundry and storage, and two full bathrooms including a private ensuite off the primary bedroom. The west-facing balcony captures beautiful evening sunsets, while central air conditioning keeps you comfortable on warm summer nights. Inside this friendly, well-managed community, residents enjoy recreation rooms, a workshop, exercise area, pool tables, and plenty of daily activities. With handicap accessibility, a heated underground parkade, and a prime location just minutes to downtown, Westhills and Apen Landing shopping, and so much more, Dana Village makes your retirement dream a reality.