



GRASSROOTS
REALTY GROUP

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**3249, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2273999



\$525,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,851 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	3
Garage:	Assigned, Parkade, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,251
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Skylight(s), Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Murphy bed & Mattress (2), FOB(s), Sunburst Window Coverings (As-Is)

PENTHOUSE | 2 BED + LOFT | 3 FULL BATHS | VIEWS | Experience a lifestyle without compromise in this one-of-a-kind, multi-level residence boasting 1,850 sq. ft. of architectural elegance. This home seamlessly blends the convenience of a 55+ community with the sophisticated luxury of a custom penthouse. The moment you enter the open-to-above foyer, the grand scale of the home is revealed. The living area, defined by soaring vaulted ceilings and floor-to-ceiling windows, floods with natural light and frames an unobstructed, panoramic view of the Calgary downtown skyline. Whether hosting in the formal dining room or relaxing by the three-way gas fireplace, the city's skyline serves as your permanent backdrop. Step onto the massive wrap-around patio—equipped with two retractable awnings—to enjoy the most spectacular sunrises in the city. The chef-inspired kitchen features updated stone countertops, stainless steel appliances, and a convenient breakfast bar for casual dining. The primary suite is a private sanctuary offering more stunning views, a walk-in closet, and spa-like ensuite with a large vanity, custom cabinetry, luxurious corner soaker tub, and walk-in shower. The oversized second bedroom is bathed in light and features a built-in office and Murphy bed, making it a versatile space for a family room or guest suite. It is served by an adjacent full bathroom with walk-in shower. An elegant wood-spindle staircase leads to a massive loft overlooking the living area below with more fantastic views. This unique upper level includes a gas-stove 2nd fireplace, custom-built 2nd Murphy bed/storage unit, a dedicated craft nook, and a private 3-piece bathroom with a large storage closet. Premium Features Include: Central A/C, dual gas fireplaces, luxury carpeting and custom window coverings throughout. Convenience & Storage:

Central vacuum and in-suite laundry with two significant walk-in storage rooms. Parking: Underground stall with an oversized, adjacent storage unit. Privacy: Located in a quiet wing of the building with direct elevator access. More than a home, Dana Village is a vibrant community. Stay active with a social calendar featuring weekly outings, coffee mornings, and fitness classes. The beautifully landscaped inner courtyard offers a serene, park-like setting for morning walks or visiting with neighbours. Residents enjoy exclusive access to an array of top-tier amenities, including a fully equipped fitness centre, a peaceful library, and a games room for billiards & puzzles. Hobbyists will love the dedicated woodworking workshop, and the heated underground parkade features its own car wash bay. The heart of the building is the central dining hall and community kitchen—ideal for resident potlucks, frequent social events and celebrations. Located steps from the 69th St LRT, Sunterra Market, Medical Centres and Westside Recreation Centre; this is the pinnacle of active adult living in Signal Hill. Don't miss this rare opportunity—Call for a private viewing today