



GRASSROOTS
REALTY GROUP

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**1115, 1818 Simoce Boulevard SW
Calgary, Alberta**

MLS # A2275093



\$290,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground, Workshop		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

Welcome to adult living (55+yrs) in the established and amenity rich- Dana Village. Most furnishings could be included to help in making a smooth transition if easier to your new turn key lifestyle. MAIN floor unit has easy commuting, LRT, parks and pathways plus numerous amenities & services in this ideal and central community. Heated underground parking, carwash, workshop, & fitness/billiards and library. Arranged weekly rides for shopping trips, planned social activities & recreation events. Central dining hall and kitchen set up for residents to enjoy pot lucks and meals. Covered balcony (west facing) into the amazingly landscaped courtyard grounds. Patio has a gas BBQ line, ample room for deck furniture, gardening and a wonderful quiet private space to relax. Balcony has storage and there is additional caged storage space in front of the parking stall. Heated stall is located near the elevator. Unit has been lovingly maintained with recent updates: 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, pantry and significant utility area. Decorated in a modern neutral colour palette. Single floor living, accessibility features to help with mobility ease. Another perk of the main floor is ability to have a dog or cat (board approval) & direct outside access to the lovely inner courtyard grounds. 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!