



GRASSROOTS
REALTY GROUP

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1221, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2277345



\$438,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,345 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 996
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Medicine cabinet in ensuite, couch and electric fireplace in den

****Open House Saturday Jan 10 from 2-4pm**** Experience stunning, unobstructed panoramic city views from this spacious 1,345 sq. ft. apartment-style condo in Dana Village! You can enjoy the views from most rooms in the condo. Warm and inviting and designed with open-concept living in mind, the kitchen features stone countertops, excellent prep space, and plenty of storage, and flows seamlessly into the generous dining area — large enough for a full dining suite. The bright living room offers plenty of space to relax and provides access to the first balcony, where you can set up your BBQ and outdoor dining set. There's a den with a picture window that works beautifully as a home office, plus a second den with charming bay windows and access to the second balcony — a perfect flex space for reading, hobbies, or quiet retreat. The primary bedroom includes a walk-through closet and 4-piece ensuite. The second bedroom is located on the opposite side of the living space for added privacy, with a 3-piece bathroom nearby. A large in-suite storage room houses the convenient stackable washer and dryer. There is assigned parking and additional storage in the parkade are also included. Dana Village is a 55+ community that offers a warm, social lifestyle with plenty of amenities to enjoy. Residents can take part in organized activities and make use of the large dining hall with a community kitchen. There's also a garden room available to reserve for private functions. Additional onsite amenities include an exercise room, library, woodworking shop, puzzle and games area, multiple lounge spaces, two courtyards, and a car wash bay. Enjoy space, comfort, and incredible views — all in a welcoming and well-appointed adult community at Dana Village. Book your showing today!!

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