



**1322, 1818 simcoe Boulevard SW
Calgary, Alberta**

MLS # A2287099



\$349,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,242 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 918
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: N/A

A Fantastic Condo in the desirable Dana Village, one of the nicest 55+ complexes in Calgary! Did you notice the fabulous view of Downtown? Open design that is bright, and easy to navigate, including a Full Kitchen with lots of Storage and an enclosed Pantry. The Master Bedroom has a Walk-In Closet and an Ensuite Bathroom with mobility assists already installed. The second bedroom is a good size with a 3-Piece bathroom nearby. The Laundry Room is spacious with full sized Washer & Dryer. Enjoy the gas fireplace on those winter days and the central Air Conditioning to keep you cool on the hot summer days! Heated, secure, assigned underground Parking Stall and a large Storage Unit that are both easily accessible from the Elevator. Super location with easy access to everything including the LRT, Sunterra Market, Westside Recreation Centre and lots of shopping, services, banking, restaurants, etc. Dana Village is professionally managed with entertainment areas, exercise, games, a large common kitchen for groups and a library too. This is a beautiful unit in a wonderful complex.