



**2327, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2287679



\$329,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Concrete, Membrane	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Stucco, Veneer, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: 2 Wall Shelves over toilets in both bathrooms

Retire your Cares - NOT your Dreams! Immaculate TOP FLOOR 2 Bedroom/2 Bath Condo with TREED Courtyard Views, AMAZING In-House Amenities & Numerous UPDATES throughout! Stylish Modern Kitchen - QUARTZ Counters, Crisp White & Blue Cabinetry, Stainless Steel Fridge & Dishwasher & Convenient Side PANTRY. Flexible Open Living & Dining Area with lots of natural light - Generous Master with WALK-THRU Closets & Ensuite bath, Spacious 2nd Bedroom perfect for Guests or a Computer/Sewing/Craft Room, 2nd full Bath with "Easy Access" Shower & Private Balcony for relaxing morning coffees with Sunrise views. There's a large Laundry & Storage Room with newer washer & dryer Plus an X-TRA Storage Locker in your UNDERGROUND parking stall. How's your SOCIAL calendar? Dana Village offers daily activities - fitness classes, movie nights, potluck dinners, game nights & a "HELPING HANDS" committee to assist owners with small daily chores, along with exceptional SITE FACILITIES - Fitness, Billiards, & Puzzle areas, Woodworking Shop & even a Car Wash Bay - all accessible WITHOUT going outside. SUPERIOR complex construction focused on SAFETY & SECURITY includes 5 elevators, security doors & low maintenance fire retardant materials - Concrete Tile roof, Stucco exterior & fire suppression system with sprinklers & speakers. 55+ AGE Restricted, Non-Smoking complex & 1 cat is permitted with Board Approval. CENTRAL LOCATION with Easy Access to Transit & LRT, Shopping, Downtown & the Mountains too. Those who say "You can't buy happiness" haven't been to Dana Village!