



**3153, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2175671



\$419,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,352 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 916
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Storage, Wood Windows		

Inclusions: None

Looking for that elusive 3-bedroom condo? This 1352sf three bedroom, 2 bathroom unit is a main floor, SE corner unit on the quiet east side of the building with amazing City views! If light and bright is your thing, this is it. The private south facing balcony is the perfect spot for morning coffee or late day refreshments. Being on the main floor means that you can bring your much-loved dog with you (with Board approval of course). This condo also comes with secured underground parking/bike storage and building amenities such as a main floor social room, fitness and billiards area, wood working shop and car wash, a well-stocked library and puzzle area, and a dining room with a kitchen available for private functions. There are numerous cozy areas for reading, or a quiet visit with a friend. Dana Village is a vibrant 55+ community with many amenities and daily resident activities. Residents can enjoy regular social events, game and movie nights, dinners, coffee mornings, happy hours, exercise classes, excursions, and volunteer opportunities in gardening and event planning. There is a social committee that organizes a variety of clubs, group activities, monthly dinners, and numerous other activities. They even offer a weekly car service for grocery shopping or outings! Ideally located within walking distance to Westside Rec Centre, Sirocco LRT Station, Sunterra, and a short drive Signal Hill or Aspen Landing shopping areas. Available for quick possession!