



**GRASSROOTS**  
REALTY GROUP

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**3237, 1818 Simcoe Boulevard SW  
Calgary, Alberta**

**MLS # A2197660**



**\$325,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Clay Tile

**Basement:** -

**Exterior:** Brick, Stucco

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 684

**LLD:** -

**Zoning:** M-C1 d125

**Utilities:** -

**Inclusions:** Storage cupboard in utility room

**PRICE IMPROVEMENT & AMAZING VIEW!!!** This 2 bedroom, 2 bathroom condo, is one of the best situated units in the complex. Watch the fireworks from your balcony, or just enjoy the beauty of the courtyard. Already partially renovated with gorgeous engineered hardwood, complete the look and renovate to your liking in this open plan with a huge living room, adjacent dining area, spacious kitchen, in-unit laundry, vacu-flo system and additional storage space. Downtown views from every window, the primary bedroom with 4 pc ensuite, 2nd bedroom and 3 pc bathroom. Oversized, East exposure balcony overlooking the courtyard. Separate furnace room located on the balcony. Assigned parking with storage locker in heated, underground parking. In this well run +55 building, there is a main floor social room, and a dining room with a kitchen available for private functions. Use the elevator across from mailboxes on the main floor to access the fitness area and billiards room and puzzle/craft area on 2nd floor, with a library on the 3rd floor. Woodworking/hobby shop & car wash are in the parkade accessed in Bldg 1. Close to a grocery store, coffee shops and restaurants, walk to the LRT and enjoy a short ride to downtown. A wonderful place to call home with many scheduled activities and monthly owner's dinner! Great investment in both lifestyle and real estate. Dana Village is a wonderful community to call home!