

# \$290,000 - 1115, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2257373

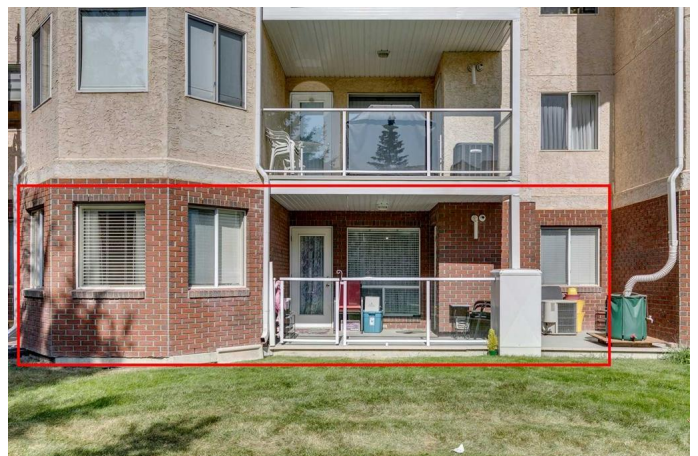
**\$290,000**

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Dana Village, where you can enjoy a 'turn key' lifestyle. Quick possession works on this preferred MAIN floor 55+ unit. Signal Hill offers easy access for commuting, LRT, parks and pathways and numerous amenities & services in this well established central community. Heated underground parking stall, carwash, workshop, weekly rides for shopping trips, pot lucks, social activities & exercising/recreation events. Gorgeous central dining hall for residents to enjoy. Covered balcony (west facing) steps out to the beautifully landscaped courtyard and grounds. Patio has a BBQ gas line, room for deck furniture, gardening and ample space for you to read, relax and repeat. Balcony storage room as well as secured caged storage in front of parking stall located near elevator. Unit has been lovingly maintained and updated: newer furnace, Central A/C, efficient Stainless Steel appliances, modern luxury vinyl plank flooring, high end kitchen faucet & bath/light fixtures. Versatile floor plan (>820 sq. ft.) features 2 LARGE Bedrooms, 3 piece Bathroom, In-suite laundry, full pantry and utility area. Decorated in a modern neutral colour palette. Single floor living, accessibility features to help with mobility ease. Another perk of main floor living is that you can have a dog or cat (board approval) & direct outside access from your balcony. Complex is well managed and ready for those seeking their new chapter in a dynamic, multi faceted setting. Don't miss this opportunity, call and view today!



Built in 1996

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257373          |
| Price          | \$290,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 825               |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1115, 1818 Simcoe Boulevard Sw |
| Subdivision | Signal Hill                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H 3L9                        |

## Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                  |
| Parking        | Assigned, Heated Garage, Parkade, Plug-In, Secured, Underground, Workshop in Garage                                                                |
| # of Garages   | 1                                                                                                                                                  |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |

# of Stories                3

## **Exterior**

Exterior Features    Balcony, Lighting, Private Entrance, Rain Barrel/Cistern(s), Uncovered Courtyard

Construction            Brick, Stucco

## **Additional Information**

Date Listed              September 19th, 2025

Days on Market        33

Zoning                    M-C1 d125

## **Listing Details**

Listing Office            CIR Realty

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