

\$399,900 - 1122, 1818 Simcoe Boulevard Sw, Calgary

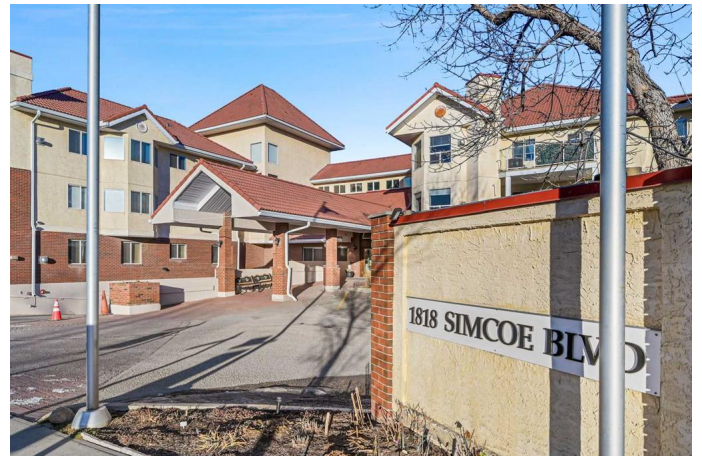
MLS® #A2197419

\$399,900

2 Bedroom, 2.00 Bathroom, 1,253 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Experience Unmatched Views and Spacious Comfort in Strathcona! Welcome to this extremely spacious 1,253 sqft. main floor corner unit, offering breathtaking panoramic views of downtown Calgary. Dana Village condominiums are nestled in the elevated community of Strathcona Park. This wonderful unit offers a bright and airy design flooded by natural sunlight. Enjoy year-round comfort with a floor-to-ceiling stone fireplace, perfect for cozy evenings, or step outside to your covered walk-out patio with a gas BBQ hookup, ideal for entertaining or relaxing. The modern kitchen features beautiful granite countertops, newer stainless-steel appliances, plenty of cabinetry, and a breakfast bar. The primary bedroom boasts walk-through closets leading to a 4-piece ensuite with an accessible bathtub + shower, while the large second bedroom is next to a 3-piece bathroom. For added convenience, this unit includes in-suite laundry c/w stacking washer/dryer, shelving, and extra storage space. This unit also has a heated underground parking stall and comes with a secure storage locker, plus access to a car wash and workshop in the parkade. Additional features include a newer furnace, newer laminate flooring, fresh paint, Nest thermostat, and granite countertops, and a large deck, highlighting the magnificent downtown city views. Dana Village is highly sought-after 55 plus complex, you'll have access to a variety of amenities, including a fitness area, library, billiards, puzzle/hobby space and a dining



room with a kitchen. The active social calendar offers group fitness classes, card games, bingo, community dinners, coffee gatherings, and more. Conveniently located nearby you'll find shopping, medical services, public transit, scenic pathways, and the newly built Christie Crossing mall. Plus, downtown Calgary is only a 15-minute drive! With plenty of visitor parking and an unbeatable location, this is an opportunity you won't want to miss!

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2197419 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,253 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Loft |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 1122, 1818 Simcoe Boulevard Sw |
| Subdivision | Signal Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3L9 |

Amenities

| | |
|----------------|--|
| Amenities | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Heated Garage, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 3 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | None |
| Roof | Clay Tile |
| Construction | Brick, Stucco, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 14 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.