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1202, 1818 Simcoe Boulevard SW  
Calgary, Alberta

MLS # A2236791



\$349,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,110 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Clay Tile
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 764
LLD:	-
Zoning:	M-C1 d125
Utilities:	-

Inclusions: N/A

Unique corner air-conditioned unit with plenty of windows in this popular and active 55+ complex, Welcome to Dana Village &ndash; a vibrant 55+ community in the heart of Signal Hill, perfect for enjoying an active and connected lifestyle. This move-in-ready unit offers exceptional value, with heat and water included in the condo fees. The complex is packed with amenities, including a fitness centre, library, billiards, puzzle and hobby rooms, woodworking shop, dining area with kitchen, and more. You'll also find secure heated underground parking&mdash;with your parking spot as close to the elevators as possible&mdash;plus a car wash bay and additional storage. Everything you need for comfort and convenience. What really sets Dana Village apart is the strong sense of community. Residents enjoy a full calendar of social events, from group fitness classes and bingo to community dinners, card games, and daily coffee gatherings. It&rsquo;s an ideal place to stay active, meet new friends, and feel right at home. You're also just minutes from LRT access, transit, shopping, dining, parks, and walking/bike paths, with professional services close by. This end corner unit offers a more unique floor plan with extra windows and natural light. Professionally painted, clean, and ready to move in. Pet-friendly note: This is a second-floor unit, so only cats are permitted on upper levels (with board approval). This is a fantastic opportunity to join one of Calgary&rsquo;s most welcoming and well-equipped adult living communities.