

1202, 1818 Simcoe Boulevard SW  
Calgary, Alberta

MLS # A2236791



**\$349,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**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.