

1308, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2167241



\$339,900

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	968 sq.ft.	Age:	1996 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

RENOVATED TOP FLOOR UNIT WITH CENTRAL AC! Located in the desirable Dana Village +55 complex in Signal Hill, this 2 bedroom 2 full bathroom condo is sure to impress. As you enter this bright and open floor plan home you will be greeted with modern updated finishings throughout. The wide plank flooring runs throughout the property accented with trendy light fixtures, and a functional layout. The kitchen features crisp white cabinetry, thick stone countertops, updated backsplash, and plenty of cabinet and counterspace in addition to the pantry for additional storage. The dedicated dinning room provides plenty of space for entertaining, and opens onto the large living room filled with natural light from the numerous windows. There is also direct access to your private balcony that is perfect for evening BBQ's. The natural light continues into the large primary bedroom that has its own ensuite bathroom where the stone counters continue, and a walkthrough closet fitted with built ins. The second bedroom is ideally located on the opposite side and directly next to another full bathroom. There is in suite laundry with room for storage, in addition to the separate storage locker. This property also comes with secured underground parking, and a building that is filled with amenities such as a gym, wood working shop, library, billiards room, car wash, bike storage, dinning hall, social hall that organizes a variety of clubs, group activities, monthly dinners, and numerous other activities. Ideally located walking distance to the Westside Rec Centre and the Sirocco LRT Station and a quick drive to Sunterra, Signal Hill Shopping Centre and more. Available for quick possession! *All the furnishings are for sale, and property can be purchased fully furnished