

**3233, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2174238



\$225,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	696 sq.ft.	Age:	1998 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Wood Windows		

Inclusions: None

Dana Village is a vibrant and welcoming 55+ community with many amenities and daily resident activities. This 1 bedroom/1 bathroom unit is situated on the quiet side of the building overlooking the lovely courtyard. The eastern exposure floods the unit with incredible morning sun – a great spot for morning coffee on the large private balcony. This condo also comes with secured underground parking/bike storage and building amenities such as a main floor social room, fitness and billiards area, woodworking shop and car wash, a well-stocked library and puzzle area, and a dining room with a kitchen available for private functions. There are numerous cozy areas for reading, or a quiet visit with a friend. Residents can enjoy regular social events, game and movie nights, dinners, coffee mornings, happy hours, exercise classes, excursions, and volunteer opportunities in gardening and event planning. There is a social committee that organizes a variety of clubs, group activities, monthly dinners, and numerous other activities. They even offer a weekly car service for grocery shopping or outings! Ideally located within walking distance to Westside Rec Centre, Sirocco LRT Station, Sunterra, and a short drive to Signal Hill or Aspen Landing shopping areas. Don't forget to check out the 3D virtual tour. Quick possession available!