

# \$359,900 - 2131, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2205214

## \$359,900

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Excellent opportunity here to get into an active 55+ complex in Signal Hill! Packed with amenities, this adult community features a fitness area, library, billiards, puzzle/hobby space, dining room with a kitchen, heated, secure parking with a carwash, additional secure storage and a workshop. The active social calendar offers group fitness classes, card games, bingo, community dinners, coffee gatherings, and more. Small dogs are welcome only on the main floor with cats allowed on the upper floors. Close to great shopping, LRT, Public transit, dining and professional services This bright 2 bedroom 2 bath unit is perfect for those wanting to downsize or those who are wanting more social engagement. Call today for your private viewing!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205214    |
| Price          | \$359,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,088       |
| Acres          | 0.00        |
| Year Built     | 1996        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2131, 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, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Roof              | Clay Tile                 |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 93               |
| Zoning         | M-C1 d125        |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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