

\$290,000 - 1115, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2257373

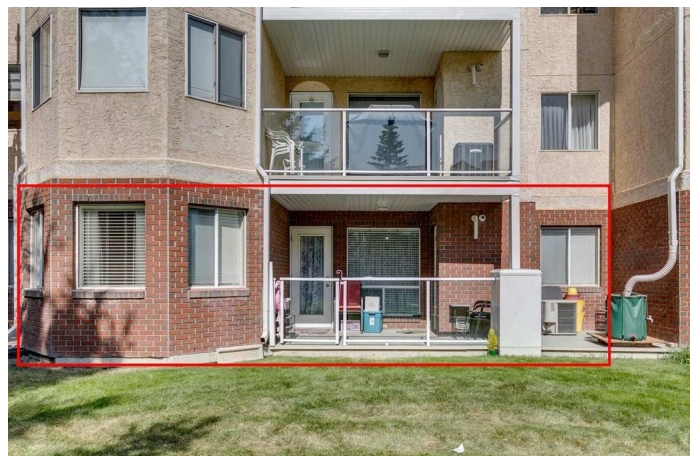
\$290,000

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Open House this SUNDAY November 2nd from 2:00-4:30PM. Welcome to Dana Village, where you can enjoy a 'turn key' lifestyle. Quick possession works on this preferred MAIN floor 55+ unit. Signal Hill offers easy access for commuting, LRT, parks and pathways and numerous amenities & services in this well established central community. Heated underground parking stall, carwash, workshop, weekly rides for shopping trips, pot lucks, social activities & exercising/recreation events. Gorgeous central dining hall for residents to enjoy. Covered balcony (west facing) steps out to the beautifully landscaped courtyard and grounds. Patio has a BBQ gas line, room for deck furniture, gardening and ample space for you to read, relax and repeat. Balcony storage room as well as secured caged storage in front of parking stall located near elevator. Unit has been lovingly maintained and updated: newer furnace, Central A/C, efficient Stainless Steel appliances, modern luxury vinyl plank flooring, high end kitchen faucet & bath/light fixtures. Versatile floor plan (>820 sq. ft.) features 2 LARGE Bedrooms, 3 piece Bathroom, In-suite laundry, full pantry and utility area. Decorated in a modern neutral colour palette. Single floor living, accessibility features to help with mobility ease. Another perk of main floor living is that you can have a dog or cat (board approval) & direct outside access from your balcony. Complex is well managed and ready for those seeking their new chapter in a



dynamic, multi faceted setting. Don't miss this opportunity, call and view today!

Built in 1996

Essential Information

MLS® #	A2257373
Price	\$290,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1115, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Plug-In, Secured, Underground, Workshop in Garage
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Rain Barrel/Cistern(s), Uncovered Courtyard
Construction	Brick, Stucco

Additional Information

Date Listed	September 19th, 2025
Days on Market	48
Zoning	M-C1 d125

Listing Details

Listing Office	CIR Realty
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