



**GRASSROOTS**  
REALTY GROUP

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**2327, 1818 Simcoe Boulevard SW  
Calgary, Alberta**

**MLS # A2287679**



**\$309,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Signal Hill                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,000 sq.ft.                       | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Secured, Underground     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Forced Air, Natural Gas, See Remarks

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Concrete, Membrane

**Basement:** -

**Exterior:** Stucco, Veneer, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 737

**LLD:** -

**Zoning:** M-C1 d125

**Utilities:** -

**Inclusions:** 2 Wall Shelves over toilets in both bathrooms

Retire your Cares - NOT your Dreams! Immaculate TOP FLOOR 2 Bedroom/2 Bath Condo with TREED Courtyard Views, AMAZING In-House Amenities & Numerous UPDATES throughout! Stylish Modern Kitchen - QUARTZ Counters, Crisp White & Blue Cabinetry, Stainless Steel Fridge & Dishwasher & Convenient Side PANTRY. Flexible Open Living & Dining Area with lots of natural light - Generous Master with WALK-THRU Closets & Ensuite bath, Spacious 2nd Bedroom perfect for Guests or a Computer/Sewing/Craft Room, 2nd full Bath with "Easy Access" Shower & Private Balcony for relaxing morning coffees with Sunrise views. There's a large Laundry & Storage Room with newer washer & dryer Plus an X-TRA Storage Locker in your UNDERGROUND parking stall. How's your SOCIAL calendar? Dana Village offers daily activities - fitness classes, movie nights, potluck dinners, special events, game nights & a "HELPING HANDS" committee to assist owners with small daily chores, along with exceptional SITE FACILITIES - Fitness, Billiards, & Puzzle areas, Woodworking Shop & even a Car Wash Bay - all accessible WITHOUT going outside. SUPERIOR complex construction focused on SAFETY & SECURITY includes 5 elevators, security doors & low-maintenance fire-retardant materials - Concrete Tile roof, Stucco exterior & fire suppression system with sprinklers & speakers. 55+ AGE Restricted, Non-Smoking complex - FURNACE REPLACEMENT & MAINTENANCE is INCLUDED in your condo fees & 1 cat is permitted with Board Approval. CENTRAL LOCATION with Easy Access to Transit & LRT, Shopping, Downtown & the Mountains too. Those who say "You can't buy happiness" haven't been to Dana Village!

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