



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1114, 1818 Simcoe Boulevard SW
Calgary, Alberta**

MLS # A2329454



\$265,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

This BEAUTIFULLY RENOVATED main-floor condo has been LOVINGLY MAINTAINED and shows EXCEPTIONALLY WELL. Dana Village is one of Signal Hill's most sought-after 55+ communities. Thoughtfully designed, this two bedroom one full bath + half bath condo lives remarkably large thanks to its smart layout and abundant natural light. The heart of the home is the open-concept living and dining area, where large windows and a garden door connect to the covered patio and green space beyond. The updated U-shaped kitchen features quartz countertops, stainless steel appliances, subway tile backsplash, abundant cabinetry, and a convenient walk-in pantry. The floor plan places the bedrooms at opposite ends of the unit, providing privacy for both owners and guests. The spacious primary bedroom includes a walk-through closet and direct access to the renovated main bath with an accessible walk-in shower. A stylish powder room adds convenience for visitors. Step outside to enjoy one of Dana Village's most desirable features—a covered patio with direct access to beautifully maintained green space, mature trees, and walking paths. It's the perfect setting for morning coffee, gardening, or enjoying time with a four-legged companion. Residents enjoy exceptional amenities including a stunning central atrium, Garden Room with full kitchen for private functions, fitness centre, billiards room, library, puzzle room, workshop, car wash, and numerous social activities. Located directly across from Christie Crossing with shopping, restaurants, transit, and everyday services just steps away, this is maintenance-free living in a community you'll be proud to call home. Be sure to check out the YouTube virtual tour.