

# \$325,000 - 3237, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2197660

**\$325,000**

2 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

## PRICE IMPROVEMENT & AMAZING VIEW!!!

This 2 bedroom, 2 bathroom condo, is one of the best situated units in the complex. Watch the fireworks from your balcony, or just enjoy the beauty of the courtyard. Already partially renovated with gorgeous engineered hardwood, complete the look and renovate to your liking in this open plan with a huge living room, adjacent dining area, spacious kitchen, in-unit laundry, vacu-flo system and additional storage space. Downtown views from every window, the primary bedroom with 4 pc ensuite, 2nd bedroom and 3 pc bathroom. Oversized, East exposure balcony overlooking the courtyard. Separate furnace room located on the balcony. Assigned parking with storage locker in heated, underground parking. In this well run +55 building, there is a main floor social room, and a dining room with a kitchen available for private functions. Use the elevator across from mailboxes on the main floor to access the fitness area and billiards room and puzzle/craft area on 2nd floor, with a library on the 3rd floor. Woodworking/hobby shop & car wash are in the parkade accessed in Bldg 1. Close to a grocery store, coffee shops and restaurants, walk to the LRT and enjoy a short ride to downtown. A wonderful place to call home with many scheduled activities and monthly owner's dinner! Great investment in both lifestyle and real estate. Dana Village is a wonderful community to call home!

Built in 1996



## Essential Information

MLS® #	A2197660
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3237, 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, Party Room, Recreation Room, Workshop
Parking Spaces	1
Parking	Assigned, Parkade, Underground

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Courtyard
Roof	Clay Tile

Construction      Brick, Stucco

### **Additional Information**

Date Listed      February 27th, 2025

Days on Market      63

Zoning      M-C1 d125

### **Listing Details**

Listing Office      Real Estate Professionals Inc.



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