

# \$209,900 - 1205, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2267978

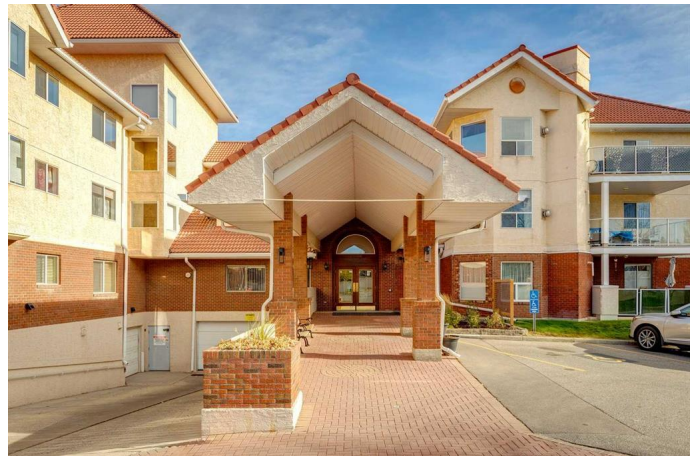
**\$209,900**

1 Bedroom, 1.00 Bathroom, 587 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Dana Village, a highly sought-after and vibrant 55+ complex offering the perfect blend of comfort, convenience, and an active, connected lifestyle in Calgary's™s desirable west side. Step inside this wonderful unit and be greeted by a bright, open-concept layout. Durable laminate flooring flows seamlessly through the main living areas, guiding you into the spacious kitchen. This area is perfectly designed for everyday living and effortless entertaining, featuring ample counter space and cabinetry that opens directly onto the dining and living room—a wonderful space for hosting guests. Off the living room is one of the unit's best features: a large, covered, vinyl-wrapped balcony. This serene space overlooks greenspace, providing the ideal spot to enjoy your morning coffee or peaceful evenings. The thoughtful design continues into the very spacious bedroom that boasts a handy walk-through closet that leads to the full 3-piece bathroom, which also includes a second door for convenient guest access. The unit is complete with a large in-suite storage room, convenient stackable washer and dryer and secured underground parking and storage. Dana Village is more than just your next home—it's a strong sense of community and an amazing lifestyle! Residents enjoy a full social calendar and unparalleled access to exceptional facilities, including a reading room/library, games room, common/social room, fitness centre, woodworking shop, and a car wash bay. The



complex is also incredibly well-located, with shopping and amenities very close (Westhills and Signal Hill), offering quick, easy access to transit, the LRT, downtown, and the mountains. Don't miss this opportunity to join one of Calgary's most welcoming and well-equipped adult living buildings.

Built in 1996

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267978          |
| Price          | \$209,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 587               |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1205, 1818 Simcoe Boulevard Sw |
| Subdivision | Signal Hill                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H 3L9                        |

**Amenities**

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                                                      |
| Parking        | Assigned, Parkade, Stall, Underground                                                                                                                                                  |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings         |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| # of Stories      | 3                                                                                              |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Brick, Stucco      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 2                  |
| Zoning         | M-C1 d125          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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