

\$224,900 - 1214, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2089147

\$224,900

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This two bedroom condo features wonderful carefree living in an excellent location. When you open the door you are greeted with a spacious living room with a ceiling fan and windows overlooking the deck. There is a good size dining room just to the left and a functional u-shaped kitchen with plenty of cabinet and counter space. The primary bedroom features a bay window and lots of space for a full master suite. Note the cheater ensuite door from the bedroom to the 4 piece bathroom for extra privacy. The second bedroom could also make a perfect den and there is another 2-piece bath adjacent. The good sized laundry room has room for extra storage in suite, but there is also a storage locker in the underground heated parkade with an assigned parking stall, which is perfectly located, close to the elevator. The covered balcony is a great 8x10 ft size with treed privacy and room for nice patio furniture. Enjoy fantastic 55+ living in Dana Village with recreation facilities and many organized activities. There is a lounge with fireplace, games and entertainment areas, fitness room, pool table, library and puzzle areas to relax in, plus a carwash in the parkade, beautiful grounds and a courtyard and close to all amenities. It is so close to many places such as West Side Rec Centre, Sunterra Market, medical offices, coffee shops, Westhills Shopping Centre, Cineplex Theatres, and restaurants. It is also just ten minutes to downtown and has good access to the



mountains.

Built in 1998

Essential Information

MLS® #	A2089147
Price	\$224,900
Sold Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	832
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1214, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Uncovered Courtyard
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	October 30th, 2023
Days on Market	7
Zoning	M-C1 d125
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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