

\$299,900 - 1206, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2119852

\$299,900

2 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

This stunning 55+ two-bedroom unit in Dana Village is a rare gem that you wouldn't want to miss! Enjoy the desirable west-facing exposure and the breathtaking views of mature trees and open space from your large and beautiful balcony. Nicely painted unit boasts luxurious Acacia-engineered hardwood floors, a spacious open floor plan for easy furniture placement, and a cozy corner fireplace to keep you warm in the colder months.

The kitchen is a chef's dream, featuring nice appliances including dishwasher, microwave, countertop. The two bedrooms are thoughtfully separated for privacy, and the laundry room is generously sized for easy storage. You'll never run out of storage space with the extra storage the building provides.

The building itself offers a range of amenities, including social rooms, workshops, and beautiful courtyards with fountains. Enjoy the convenience of underground parking with a car wash, and take advantage of the building's car service to get your groceries every Friday. Small pets are welcome with board approval.

But that's not all! This unit also boasts a newer furnace, windows and comes with air conditioning, ensuring your comfort all year round. Plus, the bus stop is just outside, and you're close to the LRT and West Side rec centre. Don't let this opportunity pass you by -



book your viewing today!

Built in 1996

Essential Information

MLS® #	A2119852
Price	\$299,900
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1206, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

Amenities

Amenities	Car Wash, Elevator(s), Game Court Interior, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	BBQ gas line, Storage
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 20th, 2024
Days on Market	16
Zoning	M-C1 d125
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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