

\$429,900 - 2132, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2138537

\$429,900

3 Bedroom, 2.00 Bathroom, 1,322 sqft
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

One of the most coveted units in Dana Village, this upgraded 3-bedroom, main floor corner unit with A/C and stunning city views is sure to impress! Double doors providing excellent accessibility open directly into the spacious main foyer. Rich hardwood floors lead you down the hall to the open living and dining area. The well-appointed kitchen offers ample storage, ceiling-height Kitchen Craft cabinetry, high-end stainless steel appliances, a Sub-Zero side-by-side freezer and refrigerator, granite countertops, a breakfast bar, and under-cabinet lighting. The bay windows provide stunning sunrises, sweeping city views, and dazzling fireworks displays from the comfort of your living room. Your private, south-facing balcony overlooks the tranquil courtyard. The dining area provides ample space for gathering with friends and family. The stunning views continue in the primary retreat, complete with a walk-through closet. The 3pc ensuite has been tastefully upgraded with new vanity and contemporary lighting and offers an accessible roll-in shower and a large storage area. The two guest bedrooms are generously sized and conveniently located next to the updated 3pc bathroom. The newer LG ThinQ washer and dryer are neatly tucked away in the 3rd bedroom. As a bonus, this fantastic home has new Hunter Douglas window coverings. Your new condo is ideally located on the main floor, which makes it easy to access the building's many amenities. Being on the main floor makes you eligible to



move in with your dog or cat! This unit is conveniently located just steps from the elevator, bringing you to your private underground parking stall with a storage locker. Dana Village is a vibrant and welcoming 55+ community with many amenities and daily resident activities. Enjoy access to the hobby room for woodworkers, billiards table, gym, library, dining hall with community kitchen, social room, and car wash. There is even a weekly car service for groceries and outings. Just a short walk to the Westside Recreation Centre and the Sirocco LRT Station and a quick drive to Sunterra, Signal Hill Centre, and more!

Built in 1998

Essential Information

MLS® #	A2138537
Price	\$429,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,322
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2132, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Views
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 7th, 2024
Days on Market	1
Zoning	M-C1 d125
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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