

# \$339,900 - 1308, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2167241

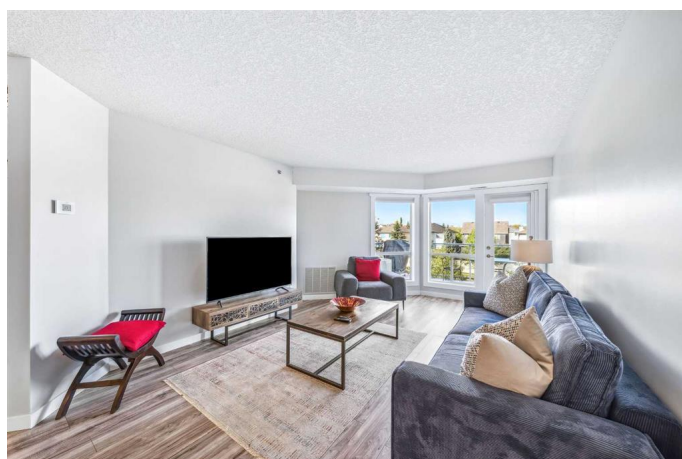
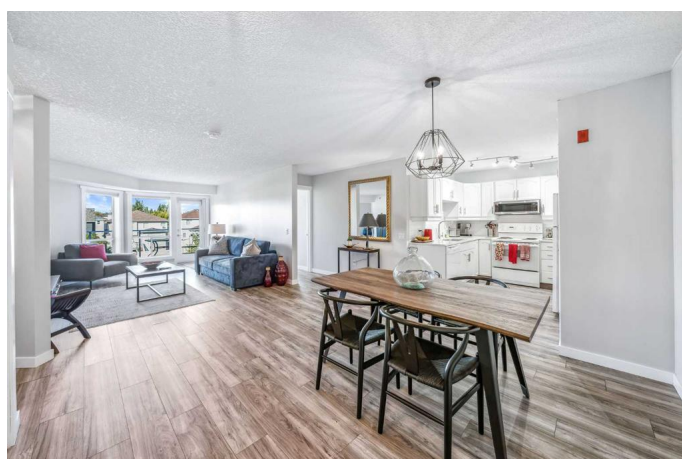
**\$339,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

RENOVATED TOP FLOOR UNIT WITH CENTRAL AC! Located in the desirable Dana Village +55 complex in Signal Hill, this 2 bedroom 2 full bathroom condo is sure to impress. As you enter this bright and open floor plan home you will be greeted with modern updated finishings throughout. The wide plank flooring runs throughout the property accented with trendy light fixtures, and a functional layout. The kitchen features crisp white cabinetry, thick stone countertops, updated backsplash, and plenty of cabinet and counterspace in addition to the pantry for additional storage. The dedicated dinning room provides plenty of space for entertaining, and opens onto the large living room filled with natural light from the numerous windows. There is also direct access to your private balcony that is perfect for evening BBQs™. The natural light continues into the large primary bedroom that has its own ensuite bathroom where the stone counters continue, and a walkthrough closet fitted with built ins. The second bedroom is ideally located on the opposite side and directly next to another full bathroom. There is in suite laundry with room for storage, in addition to the separate storage locker. This property also comes with secured underground parking, and a building that is filled with amenities such as a gym, wood working shop, library, billiards room, car wash, bike storage, dinning hall, social hall that organizes a variety of clubs, group activities, monthly dinners, and numerous other



activities. Ideally located walking distance to the Westside Rec Centre and the Sirocco LRT Station and a quick drive to Sunterra, Signal Hill Shopping Centre and more. Available for quick possession! \*All the furnishings are for sale, and property can be purchased fully furnished

Built in 1996

### **Essential Information**

MLS® #	A2167241
Price	\$339,900
Sold Price	\$346,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### **Community Information**

Address	1308, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

### **Amenities**

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Other, Parking, Party Room, Picnic Area, Recreation Facilities, Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	3

**Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

**Additional Information**

Date Listed	September 19th, 2024
Date Sold	September 21st, 2024
Days on Market	2
Zoning	M-C1 d125
HOA Fees	0.00

**Listing Details**

Listing Office	The Real Estate District
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