



## 1818 Simcoe Boulevard Calgary Alberta

\$419,900

Looking for that elusive 3-bedroom condo? This 1352sf three bedroom, 2 bathroom unit is a main floor, SE corner unit on the quiet east side of the building with amazing City views! If light and bright is your thing, this is it. The private south facing balcony is the perfect spot for morning coffee or late day refreshments. Being on the main floor means that you can bring your much-loved dog with you (with Board approval of course). This condo also comes with secured underground parking/bike storage and building amenities such as a main floor social room, fitness and billiards area, wood working shop and car wash, a well-stocked library and puzzle area, and a dining room with a kitchen available for private functions. There are numerous cozy areas for reading, or a quiet visit with a friend. Dana Village is a vibrant 55+ community with many amenities and daily resident activities. Residents can enjoy regular social events, game and movie nights, dinners, coffee mornings, happy hours, exercise classes, excursions, and volunteer opportunities in gardening and event planning. There is a social committee that organizes a variety of clubs, group activities, monthly dinners, and numerous other activities. They even offer a weekly car service for grocery shopping or outings! Ideally located within walking distance to Westside Rec Centre, Sirocco LRT Station, Sunterra, and a short drive Signal Hill or Aspen Landing shopping areas. Available for quick possession! (id:6769)

3pc Bathroom 11.17 Ft x 5.00 Ft  
4pc Bathroom 11.42 Ft x 5.08 Ft  
Bedroom 11.50 Ft x 16.33 Ft  
Bedroom 11.58 Ft x 13.17 Ft  
Primary Bedroom 18.17 Ft x 11.67 Ft

Kitchen 9.33 Ft x 13.83 Ft  
Living room/Dining room 20.33 Ft x 21.58 Ft  
Laundry room 7.00 Ft x 6.17 Ft  
Furnace 2.67 Ft x 3.25 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)