



## 1818 Simcoe Boulevard Calgary Alberta

\$225,000

Dana Village is a vibrant and welcoming 55+ community with many amenities and daily resident activities. This 1 bedroom/1 bathroom unit is situated on the quiet side of the building overlooking the lovely courtyard. The eastern exposure floods the unit with incredible morning sun - a great spot for morning coffee on the large private balcony. This condo also comes with secured underground parking/bike storage and building amenities such as a main floor social room, fitness and billiards area, woodworking 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. 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 to Signal Hill or Aspen Landing shopping areas. Don't forget to check out the 3D virtual tour. Quick possession available! (id:6769)

4pc Bathroom 7.83 Ft x 4.81 Ft

Primary Bedroom 11.75 Ft x 19.08 Ft

Kitchen 9.17 Ft x 9.00 Ft

Living room/Dining room 16.58 Ft x 15.25 Ft

Laundry room 11.50 Ft x 6.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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