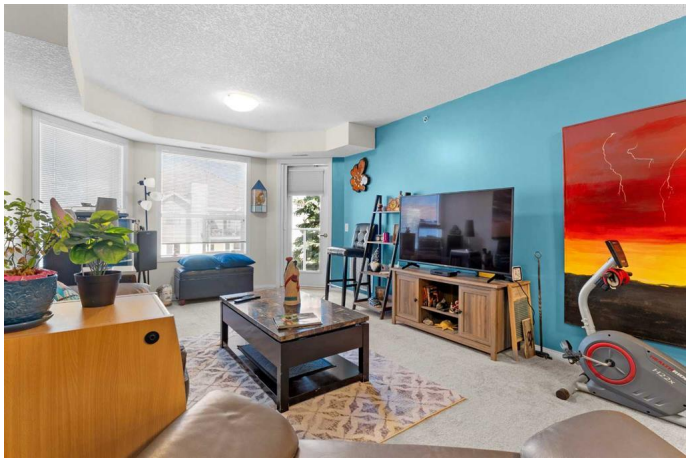
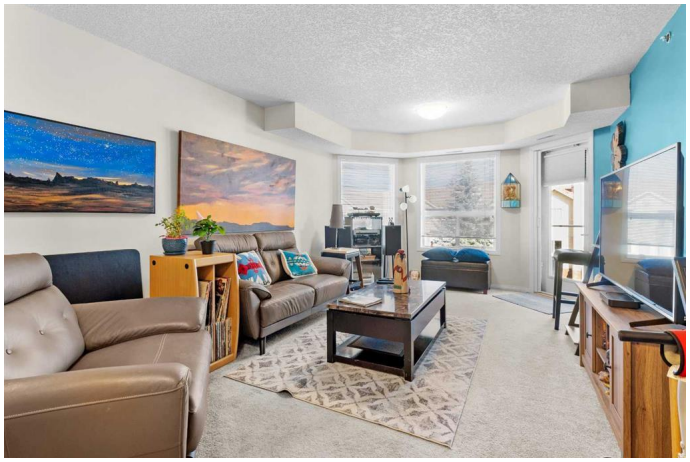
$350,000 - 2327, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2197263

$350,000
2 Bedroom, 2.00 Bathroom, 1,074 sqft
Residential on 0.00 Acres





Signal Hill, Calgary, Alberta

Price improvement on this top-floor 2 bed, 2 bath unit offers the perfect blend of comfort and convenience and features a private balcony that overlooks the serene courtyard. Located in the highly sought-after Dana Village, this complex offers 55+ adult living at its finest with a range of amenities designed to enhance your lifestyle. Whether you're staying active in the fitness center, honing your skills in the workshop, enjoying a game of pool in the games room, or relaxing in the beautifully landscaped courtyard, thereâ€™s something for everyone here.

Step inside to discover a freshly updated space with brand-new sound proof vinyl plank flooring in the entry and kitchen and new carpet in the living room and bedrooms. Note the modern, freshly painted interior, along with the brand new furnace as of December '24. The renovated kitchen shines with quartz countertops and ample cupboard and counter space, perfect for cooking up your favorite meals.

This unit features two generously sized, sun-filled bedrooms, including a primary suite complete with a 4-piece ensuite. Youâ€™ll also love the added convenience of in-suite laundry with new washer/dryer, extra storage, and a 3-piece guest bathroom. Enjoy your morning coffee or evening unwind on the balcony, taking in the peaceful views of the courtyard.

Perfectly located within walking distance of LRT stations, scenic walking paths, and parks, plus close proximity to shopping, dining, and professional servicesâ€”youâ€™ll have everything you need right at your doorstep.

Please note: While small dogs are permitted on the first floor only, cats are welcome on the upper levels.

Donâ€™t miss the opportunity to make this exceptional unit your new home!

Built in 1996

Essential Information

MLS® #	A2197263
Price	$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	2327, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

Amenities

Amenities	Visitor Parking, Elevator(s), Fitness Center, Park, Recreation Facilities,

	Recreation Room, Snow Removal, Storage, Workshop
Parking Spaces	1
Parking	Assigned, Guest, Parkade, See Remarks, Secured
# of Garages	1

Interior

Interior Features	Stone Counters, Elevator, Open Floorplan, Pantry, Recreation Facilities, Storage, Track Lighting
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Microwave Hood Fan, Oven
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	Courtyard
Roof	Clay Tile
Construction	Brick, Stucco

Additional Information

Date Listed	March 1st, 2025
Days on Market	61
Zoning	M-C1 d125

Listing Details

Listing Office	CIR Realty

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