

# \$349,900 - 1202, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2236791

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

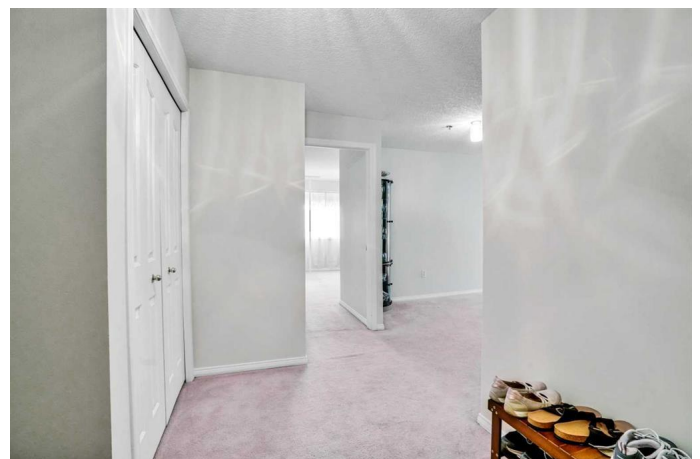
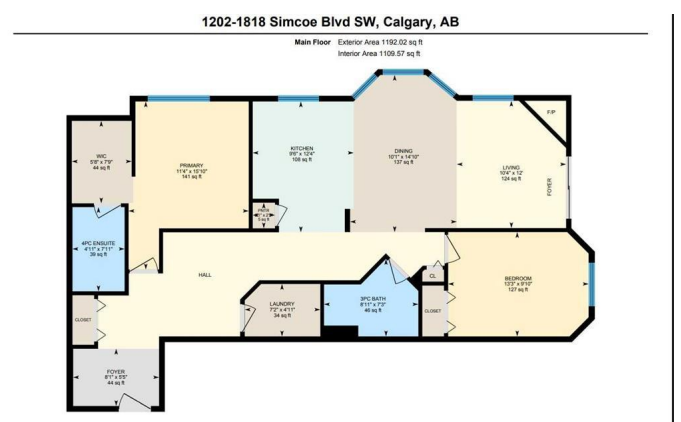
Unique corner air-conditioned unit with plenty of windows in this popular and active 55+ complex,

Welcome to Dana Village â€” a vibrant 55+ community in the heart of Signal Hill, perfect for enjoying an active and connected lifestyle. This move-in-ready unit offers exceptional value, with heat and water included in the condo fees.

The complex is packed with amenities, including a fitness centre, library, billiards, puzzle and hobby rooms, woodworking shop, dining area with kitchen, and more. You'll also find secure heated underground parkingâ€”with your parking spot as close to the elevators as possibleâ€”plus a car wash bay and additional storage. Everything you need for comfort and convenience.

What really sets Dana Village apart is the strong sense of community. Residents enjoy a full calendar of social events, from group fitness classes and bingo to community dinners, card games, and daily coffee gatherings. Itâ€™s an ideal place to stay active, meet new friends, and feel right at home.

You're also just minutes from LRT access, transit, shopping, dining, parks, and walking/bike paths, with professional services close by.



This end corner unit offers a more unique floor plan with extra windows and natural light. Professionally painted, clean, and ready to move in.

Pet-friendly note: This is a second-floor unit, so only cats are permitted on upper levels (with board approval).

This is a fantastic opportunity to join one of Calgary's most welcoming and well-equipped adult living communities.

Built in 1996

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236791          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,110             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1202, 1818 Simcoe Boulevard Sw |
| Subdivision | Signal Hill                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H 3L9                        |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking, Car |
|-----------|----------------------------------------------------------------------|

|                |                                       |
|----------------|---------------------------------------|
|                | Wash, Fitness Center, Recreation Room |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Heated Garage, Underground  |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas                                                                                                                      |
| # of Stories      | 3                                                                                                                        |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Clay Tile                        |
| Construction      | Brick, Stucco, Wood Frame        |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 35             |
| Zoning         | M-C1 d125      |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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