

# \$334,900 - 1202, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2236791

**\$334,900**

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

Signal Hill, Calgary, Alberta

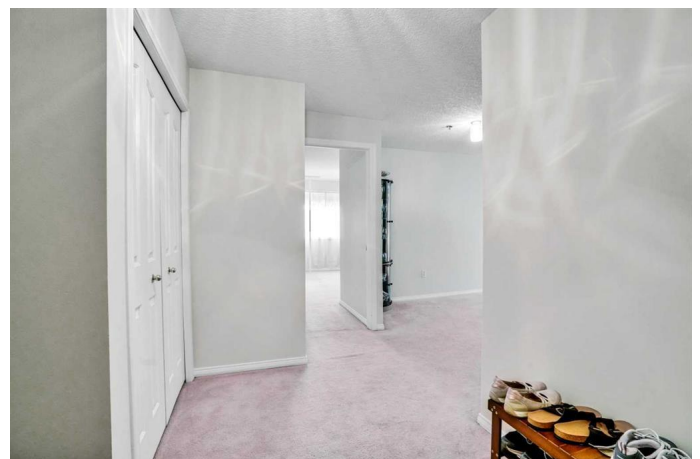
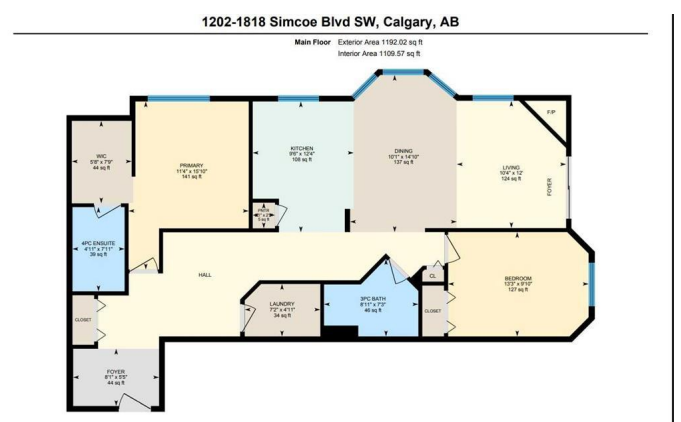
Unique corner air-conditioned unit with plenty of windows in this popular and active 55+ complex,

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          | \$334,900         |
| 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 | Car Wash, Elevator(s), Fitness Center, Parking, Recreation Room, |
|-----------|------------------------------------------------------------------|

|                |                                           |
|----------------|-------------------------------------------|
|                | Secured Parking, Storage, Visitor Parking |
| 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 | 111            |
| Zoning         | M-C1 d125      |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.