3053, 1818 Simcoe Boulevard SW
Calgary, Alberta

MLS # A2210091

$425,000

Division:	Signal Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	1,326 sq.ft.	**Age:**	1998 (27 yrs old)
Beds:	3	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Vinyl	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	$ 916
Basement:	None	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters		

Inclusions:	N/A

Welcome to one of the largest and most secluded floorplans in Dana Village 55+ Adult living. Tucked away in the quiet lower southeast corner of the building, this exceptional 1326 sqft condo is filled with morning sunlight through expansive windows—and shares only one common wall for ultimate privacy. This beautifully maintained 3 bedroom, 2 bathroom unit boasts high-end finishes throughout, including site-finished hardwood flooring and upgraded lighting. The thoughtfully designed kitchen features stainless steel appliances, quartz countertops, abundant cabinetry, a full pantry, and generous counter space—something rarely found in condo living. The spacious adjacent living and dining areas offer the perfect setting for relaxing or entertaining, with extra windows framing peaceful views. The primary suite includes a walk-through closet leading to a stylish ensuite with an upgraded shower and flooring. Two additional bedrooms are positioned on the opposite side of the unit, along with 3pc bathroom—ideal for guests or den flexibility. Step outside to your private patio—perfect for morning coffee, complete with a gas line. Additional features include central A/C, secure underground parking, and additional storage conveniently located at your parking stall. This premium corner unit checks all the boxes. Don't miss your opportunity to experience this hidden gem—come see it in person to truly appreciate everything it has to offer!