

\$349,900 - 1310, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2257460

\$349,900

2 Bedroom, 2.00 Bathroom, 990 sqft

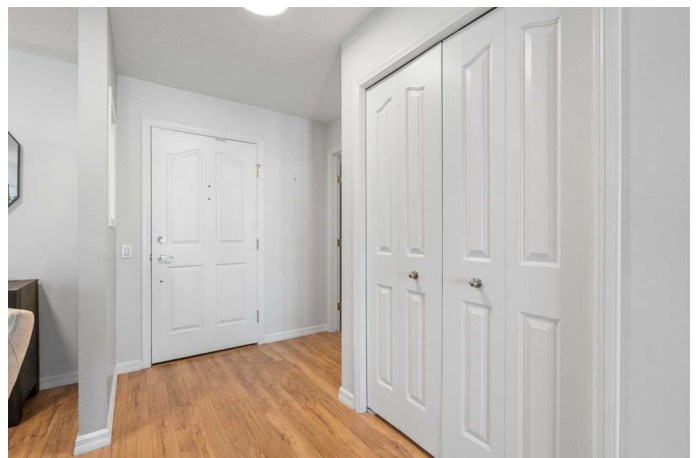
Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Welcome to Dana Village, a sought-after 55+ community in the heart of Calgary's west side. This well-maintained 2 bedroom, 2 bathroom condo offers the perfect blend of comfort, convenience, and community living. Step inside to find a bright, open-concept layout featuring a spacious living and dining area with large windows that flood the home with natural light. The living room is anchored by a cozy gas fireplace, creating a warm and inviting space to relax. The kitchen is equipped with stainless steel appliances, granite countertops throughout, and upgraded lighting and door hardware. With ample cabinetry and counter space, it's perfect for everyday living and entertaining. The home also showcases newer laminate flooring, vinyl tile in key areas, and a fresh, modern feel throughout.

The primary suite includes a walk-through closet and private 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests or a home office. Comfort is ensured year-round with the convenience of a separate furnace and air conditioning system.

Enjoy your morning coffee or evening sunsets on the private west-facing balcony. Additional features include in-suite laundry, assigned underground parking, and secure storage. Dana Village offers exceptional amenities, including a fitness room, workshop, games and social rooms, library, and outdoor courtyards with walking paths. Conveniently



located just minutes from Westside Rec Centre, shopping at Westhills and Signal Hill, restaurants, transit (including LRT), and easy access to downtown and the mountains. This is more than just a condo—it's a lifestyle. Book your private showing today and see why Dana Village is one of Calgary's most welcoming 55+ communities.

Built in 1996

Essential Information

MLS® #	A2257460
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1310, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Picnic Area, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Treed
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	12
Zoning	M-C1 d125

Listing Details

Listing Office	RE/MAX House of Real Estate
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