1114 1818 Simcoe Boulevard SW

Calgary | Active | MLS® A2358807

$259,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1996**	**841.21 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Enjoy comfortable, low maintenance-living in this beautifully renovated two-bedroom condo nestled in Calgary's desirable Signal Hill community. This 841 sq.ft. main-floor home offers a welcoming living and dining area, a renovated kitchen with quartz countertops and stainless steel appliances, and attractive natural wood laminate throughout. Two bedrooms provide flexibility for guests, hobbies or a home office, while the full bathroom, convenient half bath and in-suite laundry add everyday practicality. One of the home's standout features is the main-floor location and covered patio with private gate opening directly onto the adjoining green space. Do you have a dog? Main-floor units permit dogs under 25 kg, subject to board approval. You'll appreciate underground parking, additional storage in front of the parking stall and a central furnace managed by the condo corporation, including regular furnace filter changes. Nearby shopping, services and public transit add to the convenience. Whether your downsizing or simply looking for a home that's easier to maintain, this updated condo offers an appealing combination of comfort, convenience and value in an established 55+ community. Immediate possession available!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358807
Bedrooms	2
Bathrooms	2
Year Built	1996
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	841.21 sq. ft.
Condo Fee:	$644.49

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1996 (Age: 30)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9611697
Heating:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Dana Village
Community:	Signal Hill
Amenities:	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Age Restriction - 55+, Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 15'1" × 12'2" ·
Main Floor	Dining Room · 8'9" × 8'1" ·
Main Floor	Kitchen · 8'9" × 8'4" ·
Main Floor	Bedroom - Primary · 18'8" × 11'2" ·
Main Floor	Bedroom · 9'6" × 8'5" ·
Main Floor	Laundry · 8'7" × 4'11" ·
Main Floor	Furnace/Utility Room · 4'11" × 3'8" ·
Main Floor	Balcony · 9'4" × 8'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Accessibility Features:	Accessible Common Area, Bathroom Grab Bars, No Stairs/One Level
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1114-1818-simcoe-boulevard-sw-calgary-a2358807/

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