1118 1818 Simcoe Boulevard SW

Calgary | Active | MLS® A2311908

$240,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1996**	**964.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Quick possession possible for this turn-key unit. Welcome to adult living (55+yrs) in the established amenity rich-Dana Village. Main floor preferred unit with 2 large-bedrooms, 2-full bathrooms & an open-concept versatile layout. New neutral paint throughout and updated hand scraped finished laminate flooring. Lots of storage in the laundry room and kitchen has ample cabinetry and pantry. Choice location has downtown city skyline views from the balcony with privacy for entertaining, BBQ's while enjoying the outdoors. Assigned heated underground parking stall is across from the elevator along with a useful storage cage in front of your stall. Significant amenities include: carwash bay, equipped workshop, fitness equipment, central common dining areas, billiards/games/leisure room and a library. Access rides to shopping & events. Enjoy yoga/exercise classes, Bridge, a weekly happy hour and much more! Complex is well managed for those seeking their next chapter in a welcoming community. Please call to book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2311908
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:	964.8 sq. ft.
Main Level Finished Area:	964.8 sq. ft.
Condo Fee:	$750.54

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
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:2, Half:0)
Num Ensuite Baths:	1
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:	Yes
Flooring:	Laminate
Cooling:	None

Fireplaces:	0
Water Supply:	Public
Sewer:	Public Sewer
Garage:	No
Parking:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground, Workshop in Garage
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Dana Village
Community:	Signal Hill
Amenities:	Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Service Elevator(s), Snow Removal, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Garage Opener Control-Remote
Restrictions:	Age Restriction - 55+, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 9'10" × 6' ·
Main Floor	Dining Room · 9' × 7'9" ·
Main Floor	Kitchen · 10'11" × 8'10" ·
Main Floor	Bedroom - Primary · 13'2" × 11'6" ·
Main Floor	Walk-In Closet · 8' × 4'11" ·
Main Floor	Laundry · 8'5" × 6'7" ·
Main Floor	Living Room · 20'4" × 11'8" ·

Main Floor	Bedroom · 11'10" × 9'4" ·
Main Floor	Covered Porch · 16'6" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Exterior Features:	Balcony, Lighting, Private Entrance, Uncovered Courtyard
Patio And Porch Features:	Balcony(s)
Accessibility Features:	Accessible Approach with Ramp, Accessible Central Living Area, Accessible Doors, Accessible Entrance
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d125
Listed Date:	Jun 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1118-1818-simcoe-boulevard-sw-calgary-a2311908/

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