

# \$425,000 - 3053, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2210091

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

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!



Built in 1998

## Essential Information

MLS® #	A2210091
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,326
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3053, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

## Amenities

Amenities	Elevator(s), Party Room, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	9
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Masters
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