

# \$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      | Car Wash, Elevator(s), Party Room, Visitor Parking |
| 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 | 27              |
| Zoning         | M-C1            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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