

# \$499,900 - 2230, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2267301

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,851 sqft  
Residential on 0.00 Acres

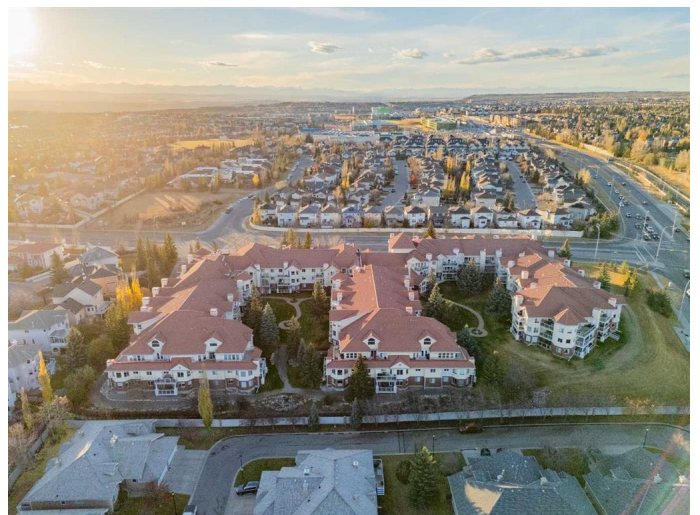
Signal Hill, Calgary, Alberta

VIEWS!!! WELCOME to the PREMIUM unit in Dana Village! This 2 storey, TOP FLOOR, 2 bedroom, 3 bathroom condo is a true SHOWSTOPPER that has been COMPLETELY TRANSFORMED from top to bottom with over \$150,000 in RENOVATIONS! Offering over 1,850 Sq.Ft. of living space, this stunning home is PACKED with style, sophistication, and the WOW factor we all love!

From the moment you step inside, youâ€™™ll be captivated by the soaring TWO-STORY CEILINGS and the dramatic WALL OF WINDOWS showcasing unobstructed CITY VIEWS that will take your breath away! The beautiful wood floors flow seamlessly throughout this bright and open space, leading you into a kitchen thatâ€™™s sure to impress. Featuring GRANITE countertops, crisp white cabinetry, stainless steel appliances, GLASS TILE backsplash, and even a BUTLERâ€™™S PANTRY! This kitchen is designed for entertaining and everyday living alike!

A spacious DINING AREA provides the perfect spot for hosting family and friends and shares a gorgeous modern FIREPLACE with the sun-filled living room â€™” surrounded by wraparound windows that flood the space with natural light.

The MAIN FLOOR PRIMARY BEDROOM is a true retreat, large enough for a KING bed and



complete with a WALK-IN CLOSET and a lavish 6-piece ensuite featuring dual vanities, a large SOAKER TUB, and a stunning TILED WALK-IN SHOWER. The second bedroom is MASSIVE & equally impressive” beautifully updated with warm finishes and its own fully renovated 4-piece bathroom featuring a modern vanity and tile-surround tub.

Head upstairs to the LIGHT & BRIGHT LOFT “ a versatile space with breathtaking DOWNTOWN VIEWS!! The Murphy bed (included) makes this the perfect guest suite, and there’s still room for a home office, TV area, or hobby space “ the options are endless!

This incredible home also offers a HUGE WRAP AROUND BALCONY, in-suite laundry, underground parking, a huge storage unit, air conditioning, and access to a car wash right in the parkade!

Located in the highly sought-after 55+ community of Dana Village, residents here enjoy an amazing lifestyle with daily social activities, a woodworking hobby room, billiards table, fitness center, library, dining hall, and social room “ all within a warm, welcoming environment.

This is a one-of-a-kind home that truly has it all “ luxury, comfort, and unbeatable VIEWS. Don’t miss your chance to make it yours!

Built in 1998

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2267301  |
| Price     | \$499,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |

|                |                  |
|----------------|------------------|
| Full Baths     | 3                |
| Square Footage | 1,851            |
| Acres          | 0.00             |
| Year Built     | 1998             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2230, 1818 Simcoe Boulevard Sw |
| Subdivision | Signal Hill                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H 3L9                        |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Snow Removal                                         |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Stall, Underground, Assigned, Parkade |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Other |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | Full                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas, Living Room, Dining Room, Mantle, Three-Sided                                                   |
| # of Stories      | 3                                                                                                    |
| Basement          | None                                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Clay Tile                 |
| Construction      | Brick, Stucco, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 31st, 2025  
Days on Market                7  
Zoning                              M-C1 d125

**Listing Details**

Listing Office                    Real Broker

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