

# \$368,000 - 2131, 1818 Simcoe Boulevard Sw, Calgary

MLS® #A2205214

**\$368,000**

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Signal Hill, Calgary, Alberta

Excellent opportunity here to get into an active 55+ complex in Signal Hill! Packed with amenities, this adult community features a fitness area, library, billiards, puzzle/hobby space, dining room with a kitchen, heated, secure parking with a carwash, additional secure storage and a workshop. The active social calendar offers group fitness classes, card games, bingo, community dinners, coffee gatherings, and more. Small dogs are welcome only on the main floor with cats allowed on the upper floors. Close to great shopping, LRT, Public transit, dining and professional services This bright 2 bedroom 2 bath unit is perfect for those wanting to downsize or those who are wanting more social engagement. Call today for your private viewing!

Built in 1996

## Essential Information

MLS® #	A2205214
Price	\$368,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	1996
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2131, 1818 Simcoe Boulevard Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3L9

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3

### Exterior

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

### Additional Information

Date Listed	March 27th, 2025
Days on Market	23
Zoning	M-C1

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.