



This end corner unit offers a more unique floor plan with extra windows and natural light. Professionally painted, clean, and ready to move in.

Pet-friendly note: This is a second-floor unit, so only cats are permitted on upper levels (with board approval).

This is a fantastic opportunity to join one of Calgary's most welcoming and well-equipped adult living communities.

Built in 1996

### Essential Information

MLS® #	A2236791
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1202, 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,
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	Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

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

## Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	M-C1 d125

## Listing Details

Listing Office	Real Estate Professionals Inc.
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