



**Class:** Apartment  
**Type:** Lowrise Apartment  
**Style:** Single Level Unit  
**Year Built:** 1996  
**LINC #:** 0026794776  
**Legal Plan:** 9611697

**Blk:**

**Lot:**

**Area:** Calgary  
**Zone:** Zone W  
**Community:** Signal Hill 053  
**Postal Code:** T3H 3L9  
**Condo Type:** Conventional  
**Possession:** 30/Negotiable

**Land Use:** M-C1 d125  
**Title to Land:** Fee Simple  
**Conform Rpt:**  
**Restrictions:** Adult Living, Pet Restrictions or Board approval Required

**New Hm:**

**Tax Amt/Yr:** \$1,400/2019  
**Local Imp Amt:**  
**HOA:** No  
**Condo Fee:** 640/Monthly

Open House Sunday Jan.19 3:00-4:30pm!! Dana Village not only offers you a home, it offers you a lifestyle focusing on an adult environment (50+). This unit's main floor location is the only floor allowing dogs with board approval and provides easy emergency exit for those who steer away from stairs. This home has been freshly painted and the carpet has been prof. cleaned. Facing west the living room and two bedrooms are bright with their light neutral colors. The large master has a walk-thru closet leading into a 4 pcs ensuite. The 2nd bedroom has plenty of room to comfortably house guests or roommates. The 2nd 3 pc bath incl a large shower. The large laundry area has extra room for in suite storage. The kitchen has loads of cabinets along with a pantry. Your parking spot is located close to the elevator and incl. add. covered storage. The living room sides onto a large patio, which incl. a gas barbeque outlet and personal a/c unit to keep you cool on those hot summer days. See "Additional Public Remarks"

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 2/2 Rms Abv: 6 F/H Baths: 2/0				
Living Rm	5.2X4.2	17'0"X13'8"	M					
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P
Kitchen	2.7X2.5	8'10"X8'4"	M	Baths: 0	1	1	0	0
Dining Rm	3.8X3.1	12'6"X10'0"	M	EnSt Bth: 0	0	0	0	0
Mstr Bed	3.7X3.5	12'2"X11'4"	M	<b>Level</b>		<b>Sq Ft</b>		
Bedroom	3.4X3.0	11'2"X9'8"	M	<b>Main:</b> 91.51		985		
Laundry	2.0X2.5	6'8"X8'4"	M	<b>Upper:</b>				
				<b>Above Grade:</b>				
				<b>Lower:</b>				
				<b>Below Grade:</b>				
				<b>Total A.G.</b> 91.51		985		

Property Information

**Basement:** -  
**Suite:**  
**Construction:** Wood Frame  
**Foundation:** Concrete  
**Exterior:** Brick, Stucco  
**Roof Type:** Concrete Tiles  
**Front Exp:** West  
**Parking:** 1/Single Indoor, Heated, Underground  
**Features:** Air Conditioning-Central, Balcony, Dance Floor, No Animal Home, No Smoking Home, Patio  
**Site Influences:** Landscaped, Public Transportation, Shopping Nearby  
**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All  
**Goods Excluded:**  
**HOA Fee Incl:**

**Heating:** Forced Air-1  
**Fin FP/Rgh-In:**  
**Lot Shape:**  
**Lot Sq M:**  
**Frntg X Depth:**  
**Flooring:** Carpet, Linoleum

**Fuel:** Natural Gas  
**Fuel:** Gas Only

Condo Information

**Condo Name:** Dana Village  
**Mgmt Co/Phone:** acms/403-253-7525  
**Legal Desc:** 9611697;7;UF 67  
**Legal Park Desc:**  
**Legal Stor Desc:**  
**Total Units:** 157  
**Post Tension:** No  
**Condo Fee:** \$640/Monthly  
**Fee Included:** Caretaker, Exterior Maintenance, Heat, Insurance, Janitorial for Common Area, Landscape and Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contributions, Utilities for Common Area, Water/Sewer  
**Amenities:** Air Conditioning-Central, Balconies, Elevator Freight, Fireplaces, Full Air Conditioned, Handicap Access, Recreation Room/Centre, Secured Parking, Security Door, Storage, Storage-In-Suite, Visitor Parking, Workshop  
**Restrictions:** Adult Living, Pet Restrictions or Board approval Required

**Condo Type:** Conventional  
**Prk Plan Type:** Assigned  
**Park Stall #:**  
**Storage Type:** Assigned  
**Locker #:**

**Floor #:** 1/Ground  
**End Unit:**  
**Unit Exposure:** W  
**Balcony:** Yes  
**In-Suite Laundry:** Yes  
**Reg Size:** 92.000/990  
**Reg Size Includes:** Interior Above Grade

Agent & Office Information

**List Firm:** HOUSTON REALTY.ca  
**Ownership:** Estate Trust  
**Exclusion/SRR:** No/No  
**List Date:** 10/24/2019

Printed: 01/17/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).