

**217, 383 Smith Street NW
 Calgary, Alberta**
MLS # A2227083

\$374,500
Division: University District

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 516 sq.ft. **Age:** 2020 (6 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade, Titled

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 362

LLD: -

Zoning: M-2

Utilities: -

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: See Remarks

Inclusions: Everything seen belongs to the tenant.

Bright and modern 1 bed, 1 bath unit (513 sq. ft.) located on the 2nd floor of The Maple, a 55+ complex in the University District adjacent to the Brenda Strafford Foundation. This open-concept suite features white-washed kitchen cabinetry, quartz countertops, a central island with breakfast bar, and stainless steel appliances including a smooth glass cooktop. Light cedar-toned laminate flooring, soft lighting, and floor-to-ceiling cabinets add to the inviting atmosphere. The spacious bedroom includes a walk-through closet and 4pc ensuite with marble-style flooring. Enjoy southwest exposure from the covered balcony, accessible from both the living area and bedroom. Residents benefit from optional access to Brenda Strafford Foundation amenities including a bistro, gym, hair salon, and social events (fee-based). Currently tenant-occupied offering a solid rental opportunity in a desirable, amenity-rich community.