

119, 383 Smith Street NW
Calgary, Alberta

MLS # A2312496



\$298,800

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	491 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

LOCATION, LOCATION, LOCATION! 1 BEDROOM 1 BATH, CONVENIENT, MAINFLOOR, 55+ WHEELCHAIR ACCESSIBLE APARTMENT IN THE SOUGHT-AFTER COMMUNITY OF UNIVERSITY DISTRICT!! Big bright windows shine light on the wide vinyl plank flooring throughout the unit! The kitchen features high quality finishes, quartz countertops, kitchen island with seating, white custom cabinetry & stainless-steel appliances. A large south facing walk out private patio area with lots of options for personal landscaping is located off the living room. The master bedroom boasts a walk-through closet leading to the spa-like ensuite with walk-in shower & gorgeous white ceramic tile. Laundry included in unit along with 1 titled, heated, underground parking stall & assigned storage locker. Walking distance to University District community events, parks, playgrounds, schools, shops, restaurants, movie theatre, grocery store, Market Mall, the Alberta Children's Hospital, Foothills Hospital, the University of Calgary & University LRT Station!!