

208, 383 Smith Street NW
Calgary, Alberta

MLS # A2318608



\$419,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2021 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Mixed, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

The Maple a 55+ complex in the heart of University District. Created for convenience and style. Welcome to #208 a 1 bedroom. 1 bath suite with built in DEN area backing onto the COURTYARD. As you enter notice the attention to detail: From the electric fireplace with Ceramic tile and custom mantle in den to built in glass, shelving with brass trim, making this space a perfect office or relaxing sitting room. The Modern, Open Floorplan gives a sense of spaciousness and with the views of the COURTYARD it adds to the ambience. Our Seller had the kitchen cabinetry custom created with the floating shelving adding a Modern touch. Love the brass accents of the pulls and tap. Dining area comfortably sits 4 and flows seamlessly into the living space with again Custom , WALNUT floating shelf above the entertainment area. Out on the deck enjoy views of the manicured, Courtyard. This suite will not disappoint and comes with 1 TITLED parking stall in underground parkade and a purchased STORAGE LOCKER. The Maple is the only complex in University District with access to the Cambridge building next door with full use of its FITNESS Facilities, Fitness classes, Cafeteria, Bistro services and Monthly, Formal Dining Experiences. The University District is known for its boutique shopping and restaurants. Groceries are just steps away or have them delivered. Close to Market Mall, and easy get away to Highway 1 and the Rockies. Book your showing today!