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GRASSROOTS REALTY GROUP

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119, 383 Smith Street NW Calgary, Alberta

MLS # A2331430



$258,500

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Secured, 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

Designed for a simpler, more connected way of living, this GROUND-FLOOR residence offers modern comfort in the centre of University District. Mornings begin with southeast light filtering through OVERSIZED WINDOWS, followed by coffee on the spacious PRIVATE PATIO, where mature greenery adds a welcome sense of calm. The OPEN CONCEPT INTERIOR feels airy and composed, with warm wide-plank flooring creating a seamless transition between the kitchen, dining area, and living room. Clean-lined cabinetry, quartz countertops, stainless steel appliances, and a bright tile backsplash give the kitchen a polished, contemporary finish. The island provides space for meal preparation, casual dining, or conversation while entertaining. Natural light continues into the bedroom, which is paired with a generous WALK-THROUGH CLOSET that keeps clothing and personal belongings neatly organized. The spacious four-piece bathroom offers modern finishes and accessibility-minded details, while IN-UNIT LAUNDRY keeps everyday routines comfortably close at hand. The ground-floor location makes arriving home simple and provides a natural connection to the private outdoor space. Secure, heated UNDERGROUND TITLED PARKING adds peace of mind throughout Calgary’s colder months, while the building’s fitness room makes it easy to stay active without leaving home. Outside your door, University District brings together landscaped green spaces, walking paths, transit, grocery shopping, restaurants, cafés, health services, and everyday conveniences in one walkable community. This is a home created for comfort, independence, and the freedom to spend less time maintaining a property and more time enjoying the neighbourhood around it.

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