

203, 383 Smith Street NW
Calgary, Alberta

MLS # A2337968



\$429,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	722 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Spacious 1 bed & large living room (easily can be converted into 2 bedrooms) + 2 full bath smart home nestled within the prestigious Maple at University District. Maple is a 55+ building and offers maintenance-free condominium living tailored for active, socially engaged, and independent seniors. Embracing the spirit of inclusivity, University District offers a diverse array of residential options tailored to residents of all ages, with a special emphasis on older adults. There is a convenient underground parkade with one titled parking spot, accompanied by ample visitor parking, designated areas for bike storage, and a waste/recycling facility. University District's strategic location near the city's core, the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital ensures unparalleled convenience. Nearby amenities include an urban dog park, North Pond, a natural amphitheater, grocery stores, wine shops, hair salons, pet supply stores, banks, and an array of upcoming retail and dining establishments, with Market Mall just moments away. The Brenda Strafford Foundation is located next door in Cambridge Manor which offers services to Maple residents such as dining, handyman services, fitness programs, salon/barber services, live concerts and group seminars. 722 sq ft with 9 ft ceilings, this unit exudes contemporary elegance with its pristine white palette, Vinyl floors, and quartz countertops. The thoughtfully designed kitchen features floor-to-ceiling ergonomic contemporary cabinets, ceramic tile backsplash, and an energy-saving stainless steel appliance package. The primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite. With its open floor plan, abundant natural light, and features designed to facilitate aging in place, this unit offers a perfect blend of luxury, comfort and functionality.