

# \$489,900 - 411, 383 Smith Street Nw, Calgary

MLS® #A2208291

**\$489,900**

1 Bedroom, 2.00 Bathroom, 730 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Maple, a highly sought-after 55+ building in the heart of the University District, designed for independent living among social, active, and healthy individuals. This beautifully maintained one-bedroom unit offers breathtaking views of Nose Hill Park. Step inside to upgraded hardwood floors that flow seamlessly throughout the space. The large kitchen features a considerable island, a pantry, and top-of-the-line appliances. The bright dining area opens to a private balcony with a gas line for a BBQ. The inviting family room is filled with natural light, creating a warm and welcoming atmosphere. The full bathroom offers a relaxing tub with a bathtub shower chair for added comfort, and the primary bedroom features a walk-in closet and a luxurious ensuite with a custom-designed shower. Enjoy the everyday convenience of in-suite laundry. Additional highlights include a titled, heated, underground secure parking stall and ample visitor parking for your guests. Residents can enjoy various amenities at the attached Brenda Strafford Senior Care building, including drop-in fitness classes, health and social activities, a cozy bistro, and an on-site hair salon. This remarkable home is ideally within walking distance of scenic walking and bike paths, an off-leash dog park, grocery stores, shopping, restaurants, and everyday amenities, offering the perfect blend of independent and connected living.

Built in 2020



## Essential Information

MLS® #	A2208291
Price	\$489,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	730
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	411, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J9

## Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane

Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	10
Zoning	M-2

### **Listing Details**

Listing Office	RE/MAX First
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