

\$499,900 - 311, 383 Smith Street Nw, Calgary

MLS® #A2264326

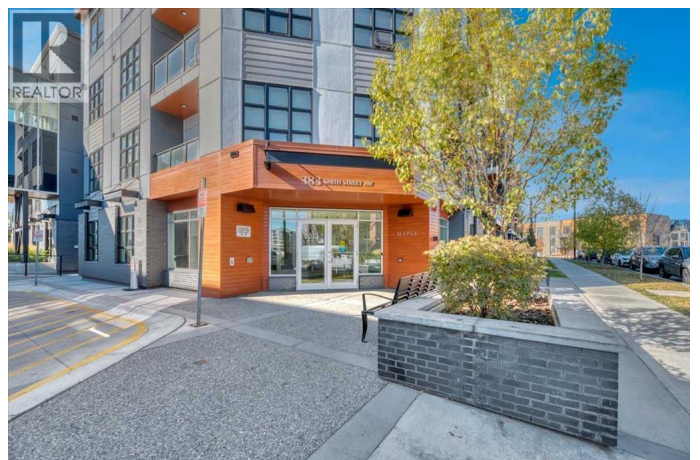
\$499,900

2 Bedroom, 2.00 Bathroom, 724 sqft

Single Family on 0.00 Acres

University District, Calgary, Alberta

Experience life at The Maple nestled in the heart of amenity-rich University District offering independent living in a vibrant 55+ community where pets are welcome. This two-bedroom, two-bathroom residence showcases thoughtful design and elegant finishes throughout. Enjoy bright natural light streaming through windows and 9-foot ceilings, highlighting the open-concept layout and beautiful vinyl plank flooring. The kitchen is a chef's delight, featuring quartz countertops, full-height custom cabinetry, and a stainless steel appliance package. Step out onto your sunny courtyard-view balcony – the ideal place to relax. The primary suite offers a walk-through closet & a luxurious ensuite, while the second true bedroom sits next to a stylish three-piece bath. Thoughtfully designed for aging in place, this home features wider doorways, barrier-free bathrooms, a built-in sprinkler system, smoke and heat detectors, and smart in-suite technology for convenience and peace of mind. Enjoy underground titled parking, visitor parking, bike storage, and recycling facilities, along with exclusive access to the adjoining Brenda Stafford Centre. Amenities include a fitness centre, hair salon, bistro, and a range of social activities, plus the unique benefit of fast-tracked access to the Brenda Stafford senior living facility should future needs arise. Designed for walkability and community connection, University District combines residential comfort, urban convenience, and park-side living in one



inspiring neighbourhood. (id:6289)

Built in 2020

Essential Information

Listing #	A2264326
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Square Footage	724
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	311, 383 Smith Street Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3L2K2

Amenities

Amenities	Shopping
Features	Elevator, PVC window, Parking
Parking Spaces	1
Parking	Garage, Heated Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick
Construction	Wood frame

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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