

# \$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	6
Zoning	M-2

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.