

# \$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 | 26              |
| Zoning         | M-2             |

**Listing Details**

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

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