# \$659,900 - 310, 383 Smith Street Nw, Calgary

MLS® #A2233341

## \$659,900

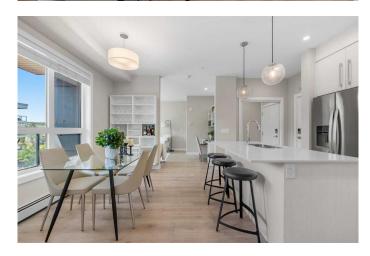
2 Bedroom, 2.00 Bathroom, 1,025 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautiful 3rd floor unit overlooking a tranquil courtyard from one of your 2 private balconies, located in a sought-after 55+ adult living community. This bright and modern condo features quartz countertops, a kitchen island, stainless steel appliances, pot lights, and soaring ceilings that enhance the spacious feel. As you enter your new home, you instantly feel at peace with the ease and flow of this condo. The thoughtfully designed layout includes two bedrooms and two full bathrooms, with the second bedroom featuring a built-in Murphy bed, perfect for guests or a multifunctional space. To add to the carefree lifestyle this condo offers, enjoy the convenience of 2 underground titled parking stalls, and with a group activities calendar you will be able to take part in the vibrant community lifestyle that offers you opportunities for connection and fun. Ideally located in the University District, you're just minutes from shopping, restaurants, Market Mall, movie theaters, and essential amenities including hospitals and medical clinics. This home is the epitome of a refined, low-maintenance lifestyle all with the added benefit of connection and an active community, giving you the best place to settle into and enjoy all that life has to offer.







Built in 2020

#### **Essential Information**

MLS® # A2233341 Price \$659,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,025 Acres 0.00 Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 310, 383 Smith Street Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6J9

#### **Amenities**

Amenities Elevator(s), Secured Parking, Snow Removal, Visitor Parking

Parking Spaces 2

Parking Guest, Titled, Underground

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen

Island, No Animal Home, No Smoking Home, Quartz Counters,

Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard, Hot Water, Natural Gas

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard

Construction Aluminum Siding, Brick, Composite Siding, Wood Frame

## **Additional Information**

Date Listed June 21st, 2025

Days on Market 1

Zoning M-2

# **Listing Details**

Listing Office CIR Realty

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