# \$399,500 - 217, 383 Smith Street Nw, Calgary

MLS® #A2227083

## \$399,500

1 Bedroom, 1.00 Bathroom, 516 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Tenant Occupied Until March 1, 2026 – Investment Opportunity in The Maple (55+)

Bright and modern 1 bed, 1 bath unit (513 sq. ft.) located on the 2nd floor of The Maple, a 55+ complex in the University District adjacent to the Brenda Strafford Foundation. This open-concept suite features white-washed kitchen cabinetry, quartz countertops, a central island with breakfast bar, and stainless steel appliances including a smooth glass cooktop. Light cedar-toned laminate flooring, soft lighting, and floor-to-ceiling cabinets add to the inviting atmosphere.

The spacious bedroom includes a walk-through closet and 4pc ensuite with marble-style flooring. Enjoy southwest exposure from the covered balcony, accessible from both the living area and bedroom.

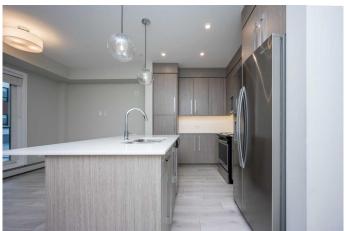
Residents benefit from optional access to Brenda Strafford Foundation amenities including a bistro, gym, hair salon, and social events (fee-based). Currently tenant-occupied offering a solid rental opportunity in a desirable, amenity-rich community.

Built in 2020

### **Essential Information**

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Price \$399,500

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 516

Acres 0.00

Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 217, 383 Smith Street Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B6J9

#### **Amenities**

Amenities Elevator(s)

Parking Spaces 1

Parking Parkade, Titled

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Uncovered Courtyard

Construction Brick, Concrete

#### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 83
Zoning M-2

# **Listing Details**

Listing Office Unison Realty Group Ltd.

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