

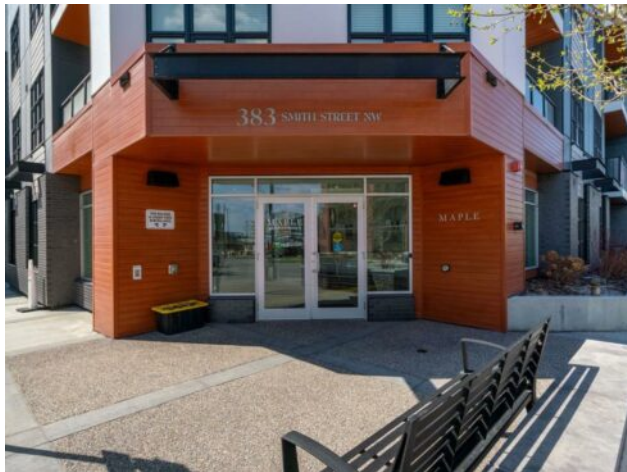


GRASSROOTS
REALTY GROUP

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214, 383 Smith Street NW
Calgary, Alberta

MLS # A2214849



\$515,000

| | | | |
|-----------|--|--------|------------------|
| Division: | University District | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 827 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Natural Gas

Floors: Hardwood, Tile

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Concrete, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: Garage Door Fob

Water: -

Sewer: -

Condo Fee: \$ 582

LLD: -

Zoning: M-2

Utilities: -

"Almost" new (NO GST!) SECOND FLOOR SW CORNER - 2 TRUE bedroom/2 bathroom condo unit - in the Maple at University District. 55+ Building - nonsmoking -ORIGINAL owner - got to choose from all units - & this was her favorite! PET friendly. Maple, by Truman, is designed for active, social & independent seniors. Built with Truman quality = custom interior finishing's. Enjoy the underground parkade (one titled parking spot in a PREMIUM location!) PLUS, SO MUCH underground visitor parking - important for when guests and family come to visit! Areas for bike storage and a waste/recycling area. This thoughtfully designed plus 55 building in the amenity rich University District - is a perfect choice for those looking to make a lifestyle change - yet stay in the NW quadrant! +15 access to the adjoining Brenda Stafford building - residents can use of the fitness centre, organized social activities, hair salon and enjoy the Bistro! University District is built close to the city's core, the University of Calgary, Foothills Medical Centre & the Alberta Children's Hospital. Community features close to this building; North Pond, natural amphitheatre, grocery store, wine store, hair stylists, bank, gym, theatre. Market Mall is minutes away. Unit is 826.70 sq ft with 9 ft ceilings, white palette, hardwood floors throughout, quartz countertops, floor to ceiling ergonomic TRUspace contemporary cabinets, imported ceramic tile backsplash, energy saving stainless steel appliance package. Primary bedroom (used as sitting/craft room now!) offers a walk-in closet & a 4 piece ensuite. SECOND dedicated bedroom beside 3 piece bath - is perfect for partners who don't want to sleep together anymore - or when you have guests stay over! Located on separate sides of the unit! Extra comfort: built-in smoke/heat detectors, in-suite sprinkler system, in-suite technology. SUNNY Patio off the main

living area overlooks the courtyard with SW views. Phantom screen and ceiling fan in main added by seller. You even get to enjoy EAST light from this vantage point! Open floor plan. Bright and warm. Unit 214 has only ONE shared WALL (stairs conveniently located beside unit)! Packages delivered right to your door! Built for older adults with a desire to age in place, each unit has features such as wider doors, to accommodate future needs such as a wheelchair and accessible bathrooms that are barrier-free and easy to use. Come experience a mindfully made urban community - offering a bold new vision for living in the NW. A community that combines residential, retail/office, shopping, dining & entertainment w/inspiring parks & breathtaking natural scenery. University District is designed to be fully walkable & pedal-friendly community w/everything in strolling distance & access to public transit just mins away. Central Commons Park offers events, Lawn Games, Fitness Challenges, Splash Pad for the grandchildren & public BBQ's! Check out 3D tour or book a showing with your favourite realtor today!