



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

217, 383 Smith Street NW
Calgary, Alberta

MLS # A2227083



\$399,500

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	516 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 362
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Everything seen belongs to the tenant.

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.