



325, 383 Smith Street NW
Calgary, Alberta

MLS # A2299590



\$525,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 630
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: Access fob, key to unit

Live in The Maple! This southwest facing corner unit offers stunning, unobstructed views and unbeatable sunsets from your spacious covered third floor balcony! Well-designed for independent living in a vibrant 55+ community, this bright and open 2 bedroom, 2 bathroom home includes a white kitchen with full height cabinets, island and stainless-steel appliances (including a gas range), convenient in-suite laundry, wide plank vinyl flooring, and quartz counter tops throughout. The primary bedroom has walk through closet and 5-pce ensuite. Residents of the Maple enjoy titled underground parking, visitor parking, a separate storage locker, bike storage, garbage and recycling, landscaped courtyard, and access to amenities in the adjoining Brenda Stafford Centre, including a fitness centre, hair salon, bistro, and vibrant social activities. Walking distance to everything, the list of amenities that makes University District THE place to be is very long and includes a dog park, an ever-growing selection of restaurants, shopping, pubs, entertainment venues, and quick access to the highway, Foothills Medical Centre, Market Mall, the university, and all commuter roads. With all the space and services you need AND a location that can't be beat, #325 in The Maple is ready to be your next home, today!