



**119, 383 Smith Street NW  
Calgary, Alberta**

**MLS # A2300540**



**\$315,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	538 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** NA

Bright ground-floor 1-bedroom condo in The Maple, a 55+ community in Calgary's University District. This 537 sq ft open-concept unit features 9' ceilings, vinyl plank flooring, and large triple-pane windows for abundant natural light. The kitchen offers quartz countertops, stainless steel appliances, and a central island. Enjoy direct access to a private, south-facing patio—no elevator required. The home includes a spacious bedroom, modern 3-piece bathroom, in-suite laundry, and barrier-free design throughout. Titled underground heated parking included. Residents have access to Cambridge Manor amenities, including optional dining, fitness facilities, salon services, and social programming. Conveniently located near shopping, transit, the University of Calgary, and Foothills Hospital.