



**GRASSROOTS**  
REALTY GROUP

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

223, 383 Smith Street NW  
Calgary, Alberta

MLS # A2172112



**\$445,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	716 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** None

WELCOME HOME!! Looking for an amazing +55 complex located in the sought after University District. Built in 2020, this one is perfect!! This 717 sq ft condo, gives you everything you need to retire the way you want to. This unit was originally designed as a 2 bedroom, but was changed to be able to have more living space to host friends or just to have a separate area where you can watch tv. As you enter the unit you are greeted with a great open concept layout, amazing vinyl plank flooring flows through out the unit. The kitchen has tons of counter and cupboard space, quartz countertops, stainless steel appliances and a huge Island, a great place to host guests. The unit flows to a large dining space and into the living room area which could be converted back to a bedroom if needed. This is a great spot to have the grand kids hang out and sleep over. There is a large primary bedroom with a walkthrough closet and a massive 5 peice ensuite. Insuite laundry and another bathroom finish this amazing unit off. Step outside on the south facing deck, lack of sunlight is not an issue with the large windows. This deck has great views and is a great spot to have your morning coffee. The Maple residents have some access to the Brend Strafford building, such as drop in fitness, a bistro, hair dresser, concerts, crib club, and other health and fitness activities . This unit has an underground, safe, heated parking spot. Located within walking distance to amazing shops and restaurants and 5 mins from Market Mall and the Foothills Medical Center. Don't miss out on this amazing opportunity to call this place your own!!