



213, 383 Smith Street NW
Calgary, Alberta

MLS # A2184385

\$449,900



Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	709 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to The Maple! A thoughtful, modern, and quiet adult (55+) building in the amenity rich University District. This one owner 2-bedroom unit is in immaculate condition and is highlighted by 9' ceilings, excellent floorplan, luxury vinyl plank flooring and convenient in-suite laundry. Residents of the Maple also have some access to the attached Brenda Strafford senior care building that includes drop-in fitness, health and social activities, a bistro and hair salon. The spacious kitchen features ample quartz countertops, an abundance of ceiling height cabinetry, under cabinet lighting, stainless steel appliance package, and a large island with breakfast bar. Flexible living/dining space leads to a large balcony with natural gas hookup for your BBQ. Large primary suite complete with a walkthrough closet and ensuite bath with, tiled floors, quartz countertop, dual sinks and a walk-in tile and glass shower. The second bedroom offers various flexible uses, you decide. Separate laundry closet with front loading washer/dryer plus a second full bath round out this unit. Secure and heated titled underground parking stall plus visitor parking stalls. Well manicured and landscaped grounds surrounding the building. Steps to walking and biking paths and an off-leash dog park. Minutes to all major amenities including, grocery shopping, Market Mall, U of C, LRT station, Foothills and Children's Hospitals, and an eclectic mix of multiple entertainment, retail and dining options. A quick exit west gets you to the mountains in no time. Its an easy transition to this well thought out condo in a premium location surrounded by amenities.