



**322, 383 Smith Street NW
Calgary, Alberta**

MLS # A2195129



\$449,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	760 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Super spacious one bedroom unit in The Maple! This was originally a 2 bedroom unit that the owner converted to a one bedroom unit at construction stage. The 2nd bedroom was opened up to create a lovely living room! This bright, open plan features 9' ceilings, luxury vinyl plank flooring, in suite laundry, and a gorgeous chef's kitchen with ample full height cabinetry, quartz countertops, huge island with breakfast bar and a full stainless steel appliance package. The spacious primary bedroom boasts a walk through closet, 5 piece ensuite bathroom with tiled floor, double sinks and quartz countertops and the second full bathroom features a huge walk in shower. This is a fabulous location in the building with large balcony w/gas bbq hookup overlooking the beautiful interior courtyard. This thoughtfully designed plus 55 building in the amenity rich University District is a perfect choice for those looking to make a lifestyle change. With access to the adjoining Brenda Stafford building you can make use of the fitness centre, organized social activities, hair salon and Bistro! Heated underground titled parking stall with lots of visitor stalls is an added bonus. This is an amazing location steps from walking and biking paths, off leash dog park, grocery shopping and a variety of restaurants and shops. Market Mall, U of C, LRT station, Foothills and Children's Hospitals are just moments away. This unit is an absolute must to see!