



GRASSROOTS
REALTY GROUP

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111, 383 Smith Street NW
Calgary, Alberta

MLS # A2203436



\$449,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	730 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:	\$ 511
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to The Maple, a beautifully designed 55+ residence in the serene University District. This highly desirable building offers exceptional access to all amenities, including grocery stores, Market Mall, Foothills and Children's Hospitals, the University of Calgary, LRT, scenic walking and biking paths, and an off-leash dog park—everything you need just steps away. Inside, you'll find a bright, open-concept layout with soaring 12-foot ceilings, luxury vinyl plank flooring, and quartz countertops. The spacious kitchen features a large island and flows seamlessly into the dining and living areas, opening onto a large ground-floor balcony complete with a natural gas hookup—perfect for outdoor living. The primary bedroom offers a walk-in closet and a private 4-piece ensuite. A second bedroom, an additional full bathroom, and a separate laundry closet with washer and dryer provide comfort and convenience. Residents also enjoy access to select amenities at the adjoining Brenda Strafford senior care building, including a fitness centre, wellness and social programs, a bistro, and a hair salon. Additional features include a titled underground parking stall and visitor parking. This is more than just a home—it's a lifestyle. Book your private showing today!