



GRASSROOTS
REALTY GROUP

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411, 383 Smith Street NW
Calgary, Alberta

MLS # A2208291



\$489,900

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:	1	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: -

Welcome to The Maple, a highly sought-after 55+ building in the heart of the University District, designed for independent living among social, active, and healthy individuals. This beautifully maintained one-bedroom unit offers breathtaking views of Nose Hill Park. Step inside to upgraded hardwood floors that flow seamlessly throughout the space. The large kitchen features a considerable island, a pantry, and top-of-the-line appliances. The bright dining area opens to a private balcony with a gas line for a BBQ. The inviting family room is filled with natural light, creating a warm and welcoming atmosphere. The full bathroom offers a relaxing tub with a bathtub shower chair for added comfort, and the primary bedroom features a walk-in closet and a luxurious ensuite with a custom-designed shower. Enjoy the everyday convenience of in-suite laundry. Additional highlights include a titled, heated, underground secure parking stall and ample visitor parking for your guests. Residents can enjoy various amenities at the attached Brenda Strafford Senior Care building, including drop-in fitness classes, health and social activities, a cozy bistro, and an on-site hair salon. This remarkable home is ideally within walking distance of scenic walking and bike paths, an off-leash dog park, grocery stores, shopping, restaurants, and everyday amenities, offering the perfect blend of independent and connected living.