

# \$449,900 - 111, 383 Smith Street Nw, Calgary

MLS® #A2203436

**\$449,900**

2 Bedroom, 2.00 Bathroom, 730 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

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!



Built in 2020

## Essential Information

MLS® #	A2203436
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	730
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	111, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6J9

## Amenities

Amenities	Secured Parking, Visitor Parking, Elevator(s), Fitness Center
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Elevator, High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Garage Control(s)
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Barbecue, Courtyard
Roof	Membrane
Construction	Wood Frame, Brick, Composite Siding, Concrete

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	2
Zoning	M-2

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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