

217, 383 Smith Street NW Calgary, Alberta

MLS # A2227083



\$374,500

Division: University District Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit 516 sq.ft. Size: Age: 2020 (5 yrs old) **Beds:** Baths: Garage: Parkade, Titled Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Vinyl Roof: Condo Fee: \$ 362 **Basement:** LLD: Exterior: Zoning: Brick, Concrete M-2 Foundation: **Utilities:**

Features: See Remarks

Inclusions: Everything seen belongs to the tenant.

Bright and modern 1 bed, 1 bath unit (513 sq. ft.) located on the 2nd floor of The Maple, a 55+ complex in the University District adjacent to the Brenda Strafford Foundation. This open-concept suite features white-washed kitchen cabinetry, quartz countertops, a central island with breakfast bar, and stainless steel appliances including a smooth glass cooktop. Light cedar-toned laminate flooring, soft lighting, and floor-to-ceiling cabinets add to the inviting atmosphere. The spacious bedroom includes a walk-through closet and 4pc ensuite with marble-style flooring. Enjoy southwest exposure from the covered balcony, accessible from both the living area and bedroom. Residents benefit from optional access to Brenda Strafford Foundation amenities including a bistro, gym, hair salon, and social events (fee-based). Currently tenant-occupied offering a solid rental opportunity in a desirable, amenity-rich community.