

# \$515,000 - 214, 383 Smith Street Nw, Calgary

MLS® #A2214849

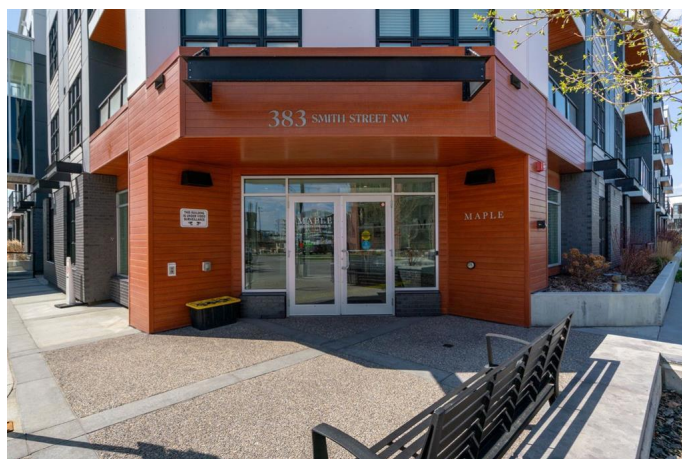
**\$515,000**

2 Bedroom, 2.00 Bathroom, 827 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Don't miss out on this opportunity! This "almost" new (NO GST!) SECOND FLOOR SW CORNER - 2 TRUE bedroom/2 bathroom condo unit - in the Maple at University District. ORIGINAL owner - got to choose from all units - and this was her favorite! PET friendly. Maple, by family builder Truman, is designed for active, social and independent seniors. Built with Truman quality = custom interior finishing's. Enjoy the underground parkade (one titled parking spot in a PREMIUM location!) PLUS, SO MUCH underground visitor parking - important for when guests and family come to visit! Areas for bike storage and a waste/recycling area. This thoughtfully designed plus 55 building in the amenity rich University District - is a perfect choice for those looking to make a lifestyle change - yet stay in the NW quadrant! With +15 access to the adjoining Brenda Stafford building - you can make use of the fitness centre, organized social activities, hair salon and enjoy the Bistro! University District is built close to the city's core, the University of Calgary, Foothills Medical Centre and the Alberta Children's Hospital. Community features close to this building; North Pond, natural amphitheatre, grocery store, wine store, hair stylists, bank, gym, theatre. Market Mall is minutes away. Unit is 826.70 sq ft with 9 ft ceilings, white palette, hardwood floors throughout, quartz countertops, floor to ceiling ergonomic TRUspace contemporary cabinets, imported ceramic tile backsplash, energy



saving stainless steel appliance package. Primary bedroom (used as sitting/craft room now!) offers a walk-in closet & a 4 piece ensuite. SECOND dedicated bedroom beside 3 piece bath - is perfect for partners who don't want to sleep together anymore - or when you have guests stay over! Located on separate sides of the unit! Extra comfort: built-in smoke/heat detectors, in-suite sprinkler system, in-suite technology. SUNNY Patio off the main living area overlooks the courtyard with SW views. You even get to enjoy EAST light from this vantage point! Open floor plan. Bright and warm. Unit 214 has only ONE shared WALL (stairs conveniently located beside unit)! Built for older adults with a desire to age in place, each unit has features such as wider doors, to accommodate future needs such as a wheelchair and accessible bathrooms that are barrier-free and easy to use. Come experience a mindfully made urban community - offering a bold new vision for living in the Northwest. A community that combines residential, retail/office, shopping, dining and entertainment with inspiring parks and breathtaking natural scenery. University District is designed to be a fully walkable and pedal-friendly community with everything in strolling distance and access to public transit just minutes away. The Central Commons Park offers events, Lawn Games, Fitness Challenges, Splash Pad for the grandchildren and public BBQ's! Check out the 3D tour or book a showing with your favourite realtor today!

Built in 2020

### **Essential Information**

MLS® #	A2214849
Price	\$515,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	214, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J9

### Amenities

Amenities	Fitness Center, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Guest

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete, Wood Frame

### Additional Information

Date Listed	April 25th, 2025
Days on Market	2

Zoning M-2

Listing Details

Listing Office Royal LePage Benchmark

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