



THE
A-TEAM

**RE/MAX
FIRST**

383 SMITH Street #303, Calgary T3B 6J9

MLS® #: **A2120629**

Area: **University District**

Listing Date: **04/08/24**

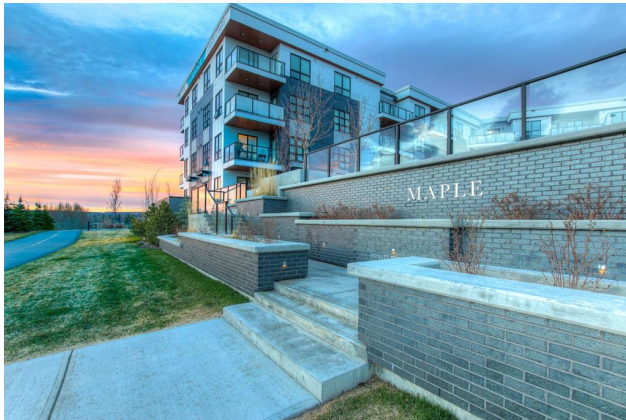
List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **731**
Low Sqft:
Ttl Sqft: **731**

DOM

41

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Composite Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Stove(s),Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`10" x 10`6"	4pc Ensuite bath	Main	8`3" x 7`10"
Kitchen	Main	13`0" x 11`0"	4pc Bathroom	Main	8`3" x 7`10"
Bedroom - Primary	Main	10`11" x 10`0"	Other	Main	8`7" x 3`2"
Balcony	Main	12`10" x 6`7"	Living Room	Main	11`2" x 9`10"

Legal/Tax/Financial

Condo Fee:
\$512

Title:
Leasehold

Zoning:
M-2

Legal Desc:	1911895	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Step into the realm of sophisticated living with this pristine, spacious 1 bed & large living room (easily converted to 2 bed, floorplan in photos) + 2 full bath smart home nestled within the prestigious Maple at University District. Maple is a 55+ building and offers maintenance-free condominium living tailored for active, socially engaged, and independent seniors. Embracing the spirit of inclusivity, University District offers a diverse array of residential options tailored to residents of all ages, with a special emphasis on older adults. Revel in the convenience of the underground parkade with one titled parking spot, accompanied by ample visitor parking, designated areas for bike storage, and a waste/recycling facility. University District's strategic location near the city's core, the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital ensures unparalleled convenience. Nearby amenities include an urban dog park, North Pond, a natural amphitheater, grocery stores, wine shops, hair salons, pet supply stores, banks, and an array of upcoming retail and dining establishments, with Market Mall just moments away. The Brenda Strafford Foundation is located next door in Cambridge Manor which offers services to Maple residents such as dining, handyman services, fitness programs, salon/barber services, live concerts and group seminars. Spanning 730 sq ft with 9 ft ceilings, this unit exudes contemporary elegance with its pristine white palette, hardwood floors, and quartz countertops. The thoughtfully designed kitchen features floor-to-ceiling ergonomic TRUspace contemporary cabinets, an imported ceramic tile backsplash, and an energy-saving stainless steel appliance package. The primary bedroom boasts a walk-in closet and a luxurious 4-piece ensuite. Additional comforts include built-in smoke/heat detectors, an in-suite sprinkler system, and cutting-edge in-suite technology. With its open floor plan, abundant natural light, and features designed to facilitate aging in place, this unit epitomizes modern living tailored to the needs of older adults. Quick possession is available, call today for your private showing!</p>		
Inclusions:	Tv & Mount, Smart Lighting, Sensors for smart lighting. smart lock on door		
Property Listed By:	Royal LePage Benchmark		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

AMURI

1 BEDROOM + DINING / 2 BATHROOM
797 SQ. FT. INTERIOR / 68 SQ. FT. OUTDOOR



2 BEDROOM OPTION



