



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**383 SMITH Street #213, Calgary T3B 6J9**

MLS® #: **A2184385**      Area: **University District**      Listing Date: **12/23/24**      List Price: **\$449,900**  
 Status: **Pending**      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:

Access:

Lot Feat:  
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **709**  
 Low Sqft:  
 Ttl Sqft: **709**

DOM

**44**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Courtyard**

Construction: **Brick, Composite Siding, Concrete, Wood Frame**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 12`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`5" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 12`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 8`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`0"</b>

Legal/Tax/Financial

Condo Fee: **\$514**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 1911895

Remarks

Pub Rmks: **Welcome to The Maple! A thoughtful, modern, and quiet adult (55+) building in the amenity rich University District. This one owner 2-bedroom unit is in immaculate condition and is highlighted by 9' ceilings, excellent floorplan, luxury vinyl plank flooring and convenient in-suite laundry. Residents of the Maple also have some access to the attached Brenda Strafford senior care building that includes drop-in fitness, health and social activities, a bistro and hair salon. The spacious kitchen features ample quartz countertops, an abundance of ceiling height cabinetry, under cabinet lighting, stainless steel appliance package, and a large island with breakfast bar. Flexible living/dining space leads to a large balcony with natural gas hookup for your BBQ. Large primary suite complete with a walkthrough closet and ensuite bath with, tiled floors, quartz countertop, dual sinks and a walk-in tile and glass shower. The second bedroom offers various flexible uses, you decide. Separate laundry closet with front loading washer/dryer plus a second full bath round out this unit. Secure and heated titled underground parking stall plus visitor parking stalls. Well manicured and landscaped grounds surrounding the building. Steps to walking and biking paths and an off-leash dog park. Minutes to all major amenities including, grocery shopping, Market Mall, U of C, LRT station, Foothills and Children's Hospitals, and an eclectic mix of multiple entertainment, retail and dining options. A quick exit west gets you to the mountains in no time. Its an easy transition to this well thought out condo in a premium location surrounded by amenities.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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















