



THE
A-TEAM

**RE/MAX
FIRST**

383 SMITH Street #119, Calgary T3B 6J9

MLS®#: **A2184436** Area: **University District** Listing Date: **12/26/24** List Price: **\$330,500**
 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:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area
 Abv Sqft: **536**
 Low Sqft:
 Ttl Sqft: **536**

DOM

37
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Radiant**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Brick**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 8`4"	Walk-In Closet	Main	7`11" x 3`3"
Bedroom - Primary	Main	11`4" x 9`11"	Kitchen	Main	12`8" x 8`7"

Legal/Tax/Financial

Condo Fee: **\$381** Title: **Leasehold** Zoning: **M-2**
 Fee Freq: **Monthly**

Legal Desc: 1911895

Remarks

Pub Rmks: **Welcome to an extraordinary ground-floor residence in the prestigious Maple Building, located within the thriving University District. This exclusive adult-living community (55+) is designed for seniors seeking independence, comfort, and convenience. With immediate possession available, this property offers the perfect blend of elegance, functionality, and practicality—ideal for individuals or couples looking to enjoy independent living while keeping essential amenities just steps away. Step into a meticulously crafted haven featuring soaring 9-foot ceilings and sleek vinyl flooring throughout. At the heart of the home is a state-of-the-art kitchen, showcasing quartz countertops, ceiling-height cabinetry, and premium stainless steel appliances. The open-concept design seamlessly integrates the kitchen with the bright and inviting living and dining areas, bathed in natural light from expansive windows. Residents enjoy exclusive access to the comprehensive amenities of Cambridge Manor, located right next door. From dining options to fitness facilities and salon services, everything you need is at your fingertips, enhancing your lifestyle with ease and luxury. Located in the heart of the University District, this home offers unmatched accessibility to retail, dining, and entertainment options. With Save-on-Foods, Market Mall, and the University of Calgary nearby, as well as excellent transportation links, you'll enjoy unparalleled convenience and connectivity. This thoughtfully designed residence in the Maple Building redefines retirement living. Every detail has been curated to elevate your living experience, making this the perfect home for those ready to embrace a luxurious and carefree lifestyle. Don't miss this opportunity to secure your spot in one of the most sought-after 55+ communities. Your dream retirement starts here. Call today to view!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

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







