



THE
A-TEAM

**RE/MAX
FIRST**

383 SMITH Street #411, Calgary T3B 6J9

MLS® #: **A2208291**

Area: **University District**

Listing Date: **04/06/25**

List Price: **\$489,900**

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: **730**
Low Sqft:
Ttl Sqft: **730**

DOM

15

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$512		Title: Fee Simple Fee Freq: Monthly		Zoning: M-2	
Legal Desc:	1911895				

Remarks

Pub Rmks:	Welcome to The Maple, a highly sought-after 55+ building in the heart of the University District, designed for independent living among social, active, and healthy individuals. This beautifully maintained one-bedroom unit offers breathtaking views of Nose Hill Park. Step inside to upgraded hardwood floors that flow seamlessly throughout the space. The large kitchen features a considerable island, a pantry, and top-of-the-line appliances. The bright dining area opens to a private balcony with a gas line for a BBQ. The inviting family room is filled with natural light, creating a warm and welcoming atmosphere. The full bathroom offers a relaxing tub with a bathtub shower chair for added comfort, and the primary bedroom features a walk-in closet and a luxurious ensuite with a custom-designed shower. Enjoy the everyday convenience of in-suite laundry. Additional highlights include a titled, heated, underground secure parking stall and ample visitor parking for your guests. Residents can enjoy various amenities at the attached Brenda Strafford Senior Care building, including drop-in fitness classes, health and social activities, a cozy bistro, and an on-site hair salon. This remarkable home is ideally within walking distance of scenic walking and bike paths, an off-leash dog park, grocery stores, shopping, restaurants, and everyday amenities, offering the perfect blend of independent and connected living.
Inclusions:	-
Property Listed By:	RE/MAX First

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







