

\$399,500 - 217, 383 Smith Street Nw, Calgary

MLS® #A2227083

\$399,500

1 Bedroom, 1.00 Bathroom, 516 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Tenant Occupied Until March 1, 2026 â€“
Investment Opportunity in The Maple (55+)

Bright and modern 1 bed, 1 bath unit (513 sq. ft.) located on the 2nd floor of The Maple, a 55+ complex in the University District adjacent to the Brenda Strafford Foundation. This open-concept suite features white-washed kitchen cabinetry, quartz countertops, a central island with breakfast bar, and stainless steel appliances including a smooth glass cooktop. Light cedar-toned laminate flooring, soft lighting, and floor-to-ceiling cabinets add to the inviting atmosphere.

The spacious bedroom includes a walk-through closet and 4pc ensuite with marble-style flooring. Enjoy southwest exposure from the covered balcony, accessible from both the living area and bedroom.

Residents benefit from optional access to Brenda Strafford Foundation amenities including a bistro, gym, hair salon, and social events (fee-based). Currently tenant-occupied offering a solid rental opportunity in a desirable, amenity-rich community.

Built in 2020

Essential Information

MLS® #

A2227083



| | |
|----------------|-------------------|
| Price | \$399,500 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 516 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 217, 383 Smith Street Nw |
| Subdivision | University District |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B6J9 |

Amenities

| | |
|----------------|-----------------|
| Amenities | Elevator(s) |
| Parking Spaces | 1 |
| Parking | Parkade, Titled |
| # of Garages | 1 |

Interior

| | |
|-------------------|----------------------------------------------------------------------|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Uncovered Courtyard |
| Construction | Brick, Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

| | |
|----------------|-----|
| Days on Market | 56 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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