# \$499,900 - 311, 383 Smith Street Nw, Calgary

MLS® #A2264326

# \$499,900

2 Bedroom, 2.00 Bathroom, 724 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Experience life at The Maple nestled in the heart of amenity-rich University District offering independent living in a vibrant 55+ community where pets are welcome. This two-bedroom, two-bathroom residence showcases thoughtful design and elegant finishes throughout. Enjoy bright natural light streaming through windows and 9-foot ceilings, highlighting the open-concept layout and beautiful vinyl plank flooring. The kitchen is a chef's delight, featuring quartz countertops, full-height custom cabinetry, and a stainless steel appliance package. Step out onto your sunny courtyard-view balcony â€" the ideal place to relax. The primary suite offers a walk-through closet & a luxurious ensuite, while the second true bedroom sits next to a stylish three-piece bath. Thoughtfully designed for aging in place, this home features wider doorways, barrier-free bathrooms, a built-in sprinkler system, smoke and heat detectors, and smart in-suite technology for convenience and peace of mind. Enjoy underground titled parking, visitor parking, bike storage, and recycling facilities, along with exclusive access to the adjoining Brenda Strafford Centre. Amenities include a fitness centre, hair salon, bistro, and a range of social activities, plus the unique benefit of fast-tracked access to the Brenda Strafford senior living facility should future needs arise. Designed for walkability and community connection, University District combines residential comfort, urban convenience, and park-side living in one







inspiring neighbourhood.

#### Built in 2020

#### **Essential Information**

MLS® # A2264326 Price \$499,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 724
Acres 0.00
Year Built 2020

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 311, 383 Smith Street Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3L 2K2

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking

Parking Spaces 1

Parking Garage Door Opener, Heated Garage, Parkade, Titled

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Stone Counters, Vinyl Windows, Elevator

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 4

# **Exterior**

Exterior Features Balcony, Courtyard Construction Brick, Wood Frame

### **Additional Information**

Date Listed October 14th, 2025

Days on Market 22

Zoning M-2

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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