

\$319,900 - 119, 383 Smith Street Nw, Calgary

MLS® #A2104264

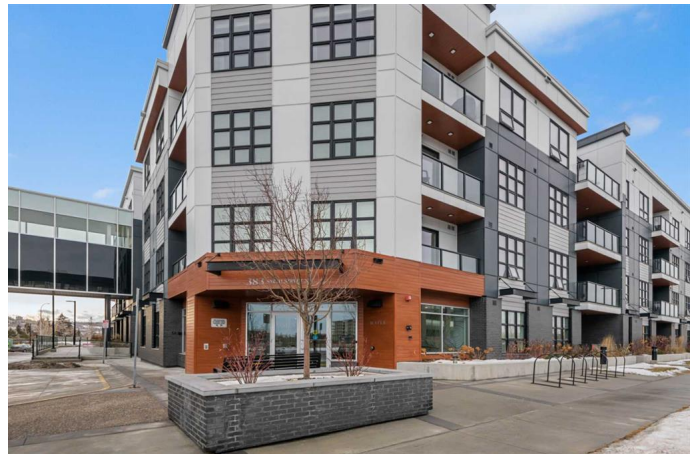
\$319,900

1 Bedroom, 1.00 Bathroom, 491 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover the epitome of sophisticated living in this captivating ground floor unit nestled within the thriving University District's Maple building. Immediate possession awaits in this exclusive adult living (55+) community, offering a serene haven for seniors seeking independence and comfort. This property and location is ideally suited for an individual or couple who want to maintain independent living but have all the access right next door as described below. Now here is where you can save thousand's in your retirement. By living here you can save thousands per year instead of paying huge rent and fees to a seniors quasi independent facility. It truly makes a lot of sense. Elegance meets functionality in this meticulously designed space boasting lofty 9'™ ceilings, complemented by stylish vinyl flooring throughout. The heart of the home beckons with a state-of-the-art kitchen adorned with luxurious quartz countertops, ceiling-height cabinetry, and gleaming stainless steel appliances. Entertain with ease as the open-concept layout seamlessly connects the kitchen to the inviting living and dining area, flooded with natural light pouring in through expansive windows. Step outside to your private oasis - a sprawling deck overlooking a meticulously landscaped courtyard, offering a tranquil retreat for morning coffees or evening stargazing. Meanwhile, residents are invited to indulge in an array of amenities and services conveniently located at Cambridge Manor next door, including dining options, fitness facilities,



and salon services, ensuring a lifestyle of utmost convenience and luxury. Embrace the vibrant community spirit of University District, where an abundance of retail, dining, and entertainment options await just moments from your doorstep. With easy access to transportation, Sobeys, Market Mall, and prestigious educational institutions like the University of Calgary, this sought-after locale promises unparalleled convenience and connectivity. Seize the opportunity to call this exceptional residence home, where every detail has been thoughtfully curated to elevate your living experience to new heights. Don't miss your chance to immerse yourself in the luxurious, carefree lifestyle that awaits in this upscale 55+ community at the Maple building.

Built in 2020

Essential Information

MLS® #	A2104264
Price	\$319,900
Sold Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	491
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	119, 383 Smith Street Nw
Subdivision	University District
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6J9

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Radiant
Cooling	None
Fireplaces	None
# of Stories	3
Basement	None

Exterior

Exterior Features	BBQ gas line
Roof	Membrane
Construction	Brick, Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2024
Date Sold	April 30th, 2024
Days on Market	90
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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