

\$349,000 - 306, 383 Smith Street Nw, Calgary

MLS® #A2168749

\$349,000

1 Bedroom, 1.00 Bathroom, 505 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Life doesn't get better than this INNER COURTYARD, 3rd floor unit in the MAPLE BUILDING -WITH SW EXPOSURE AND VIEWS OF THE MOUNTAINS & SKI HILL.--

This quiet, Adult Living (55+) modern building (2020) promotes independent living for seniors, and is PET FRIENDLY. Dining and higher level care services are accessible from the adjacent building with SEVERAL SOCIAL OCCASIONS TO PARTAKE IN (see supplements). Selling features include: 9' ceilings, vinyl floors, in-suite laundry and stunning 4 piece ensuite. A SPACIOUS kitchen features quartz countertops, ceiling height cabinetry, under cabinet lighting, island with breakfast bar and stainless steel appliances. COZY LR/DR combination with triple pane windows that allow lots of natural light. Large balcony with natural gas hookup for BBQ (overlooking private courtyard).

Separate laundry closet with front loading Washer + Dryer. This unit has an assigned storage locker which cost \$3000 (P106, LOCKER S17) and a TITLED underground heated PARKING STALL (#306). Several visitor parking stalls. Walking and biking paths just outside and a peaceful, LOVELY landscaped courtyard. As well, recreation programs, a fitness center, gardening programs, salon and barber services are also offered. Walking distance to Save-on-foods, Market Mall, U of C, LRT station, Foothills Hospital, plus the growing University District entertainment and retail district. Don't miss



this opportunity to RIGHT SIZE into retirement living and call this home!

Built in 2020

Essential Information

MLS® #	A2168749
Price	\$349,000
Sold Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	505
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J9

Amenities

Amenities	Parking, Picnic Area, Playg Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underg

Interior

Interior Features	High Ceilings, Kitchen Island Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings



Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Playground
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 23rd, 2024
Days on Market	27
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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