# \$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** 

1.00 **Bathrooms** 

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, Playo

Storage, Visitor Parking

**Parking Spaces** 

Parkade, Stall, Titled, Underg **Parking** 

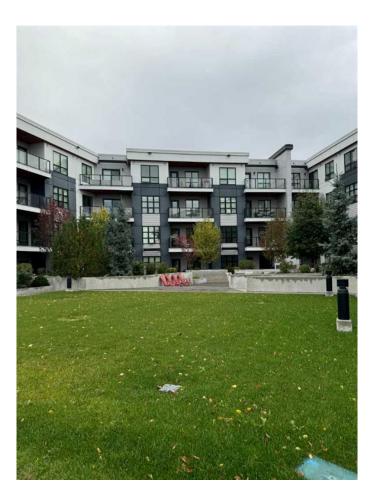
Interior

Interior Features High Ceilings, Kitchen Island

Home, No Smoking Home, Open Floorplan, Stone Counters, Storage

Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), **Appliances** 

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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