

# \$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.

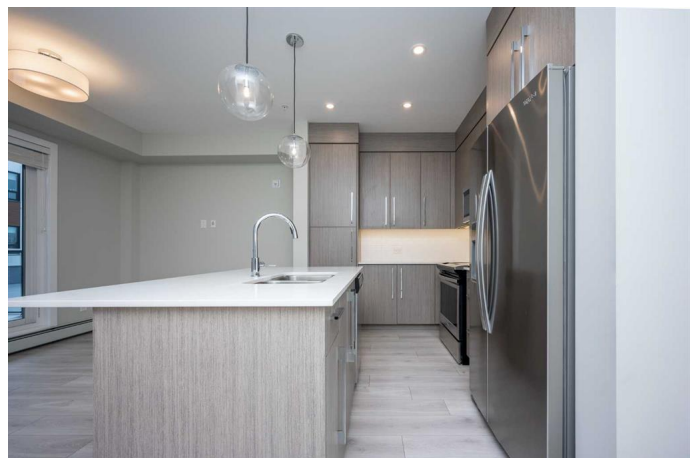
The spacious bedroom includes a walk-through closet and 4pc ensuite with marble-style flooring. Enjoy southwest exposure from the covered balcony, accessible from both the living area and bedroom.

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

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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
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Days on Market 61  
Zoning M-2

### **Listing Details**

Listing Office Unison Realty Group Ltd.

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