

# \$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.

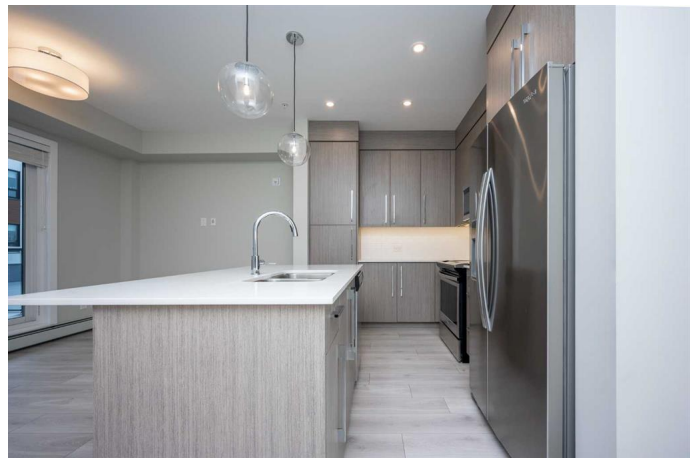
Residents benefit from optional access to Brenda Strafford Foundation amenities including a bistro, gym, hair salon, and social events (fee-based). Currently tenant-occupied offering a solid rental opportunity in a desirable, amenity-rich community.

Built in 2020

## Essential Information

MLS® #

A2227083



|                |                   |
|----------------|-------------------|
| 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 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 117 |
| Zoning         | M-2 |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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