

315, 383 Smith Street NW  
Calgary, Alberta

MLS # A2258320

**\$569,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | University District                |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 810 sq.ft.                         | Age:   | 2020 (5 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                            |            |        |
|-------------|----------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas    | Water:     | -      |
| Floors:     | Vinyl Plank                | Sewer:     | -      |
| Roof:       | -                          | Condo Fee: | \$ 625 |
| Basement:   | -                          | LLD:       | -      |
| Exterior:   | Brick, Wood Frame          | Zoning:    | M-2    |
| Foundation: | -                          | Utilities: | -      |
| Features:   | Breakfast Bar, See Remarks |            |        |

Inclusions: N/A

Enjoy maintenance-free living in this beautiful corner unit in the sought-after +55 Maple building, nestled in the heart of Calgary's dynamic University District. Built by Truman Homes, Maple offers a secure and safe home in a walkable, amenity-rich community. It feels almost like living in a small town—walk to your doctor's appointment, pick up groceries, enjoy dinner and a movie, relax in open green spaces, or browse the variety of shops along Main Street. Designed for aging in place, the Maple building features wider hallways and entrances, barrier-free showers, and multiple sitting areas that encourage residents to mingle. The University District itself is thoughtfully planned with easy-to-use walking lights, generous curb ramps, wide sidewalks, and benches throughout—perfect for taking a break and enjoying the vibrant atmosphere. Inside your corner unit, you'll find two spacious bedrooms located at opposite ends for privacy, two full baths, 9ft ceilings, beautiful vinyl plank flooring, sleek quartz countertops, and a full suite of energy-efficient stainless steel appliances. The extended kitchen island with built-in table is ideal for entertaining or cozy dinners, while the covered northwest-facing balcony offers fresh air and year-round views. The king-sized primary suite includes a walk-through closet and spa-inspired five-piece ensuite, while the generous second bedroom is perfect for guests, hobbies, or a stylish home office. Residents enjoy titled heated underground parking, a storage locker, ample visitor spots, bike storage, and access to beautifully landscaped gardens with inviting seating areas. Exclusive access to dining and fitness amenities at the adjacent Brenda Stafford Cambridge Manor adds a touch of resort-style living. The pathway behind Maple leads directly to Market Mall, or it's just a five-minute drive. Foothills

Hospital, the Children’s Hospital, the new Cancer Centre, and the University of Calgary are all a short commute by bike, Uber, or car from your covered parking garage. Whether you're looking for a secure, maintenance-free home to lock and leave while you travel, or a vibrant adult community to enjoy year-round, this corner unit at Maple is truly worth checking out.