

\$499,900 - 311, 383 Smith Street Nw, Calgary

MLS® #A2264326

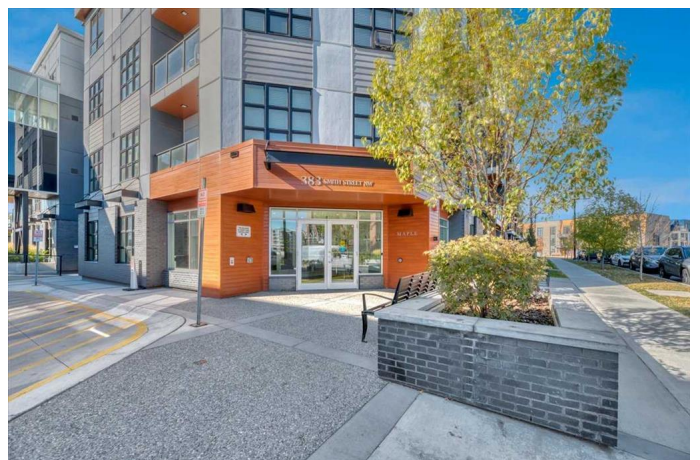
\$499,900

2 Bedroom, 2.00 Bathroom, 724 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Experience life at The Maple nestled in the heart of amenity-rich University District offering independent living in a vibrant 55+ community where pets are welcome. This two-bedroom, two-bathroom residence showcases thoughtful design and elegant finishes throughout. Enjoy bright natural light streaming through windows and 9-foot ceilings, highlighting the open-concept layout and beautiful vinyl plank flooring. The kitchen is a chef's delight, featuring quartz countertops, full-height custom cabinetry, and a stainless steel appliance package. Step out onto your sunny courtyard-view balcony – the ideal place to relax. The primary suite offers a walk-through closet & a luxurious ensuite, while the second true bedroom sits next to a stylish three-piece bath. Thoughtfully designed for aging in place, this home features wider doorways, barrier-free bathrooms, a built-in sprinkler system, smoke and heat detectors, and smart in-suite technology for convenience and peace of mind. Enjoy underground titled parking, visitor parking, bike storage, and recycling facilities, along with exclusive access to the adjoining Brenda Stafford Centre. Amenities include a fitness centre, hair salon, bistro, and a range of social activities, plus the unique benefit of fast-tracked access to the Brenda Stafford senior living facility should future needs arise. Designed for walkability and community connection, University District combines residential comfort, urban convenience, and park-side living in one



inspiring neighbourhood.

Built in 2020

Essential Information

MLS® #	A2264326
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	724
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	311, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2K2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Titled
# of Garages	1

Interior

Interior Features	Breakfast Bar, Stone Counters, Vinyl Windows, Elevator
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Wood Frame

Additional Information

Date Listed	October 14th, 2025
Days on Market	6
Zoning	M-2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.