



## 383 Smith Street Calgary Alberta

\$399,500

Tenant Occupied Until March 1, 2026 - 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. (id:6769)

Other 11.17 Ft x 8.50 Ft

Living room 14.17 Ft x 8.58 Ft

Primary Bedroom 11.42 Ft x 10.00 Ft

4pc Bathroom 8.42 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
Unison Realty Group Ltd.



**Real Estate Professionals Inc.**

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