

\$559,900 - 425, 383 Smith Street Nw, Calgary

MLS® #A2220233

\$559,900

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

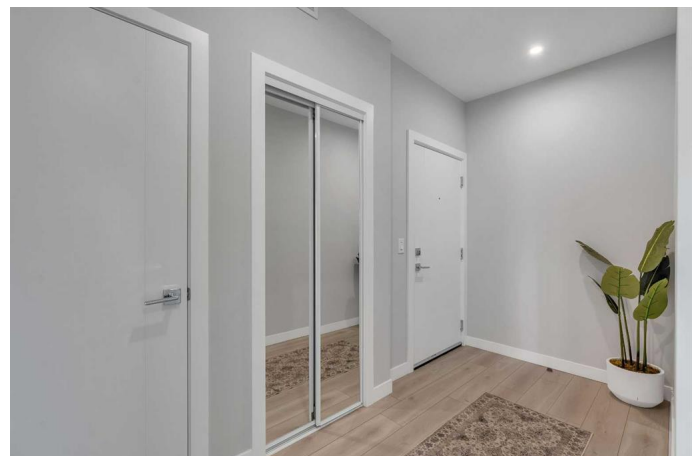
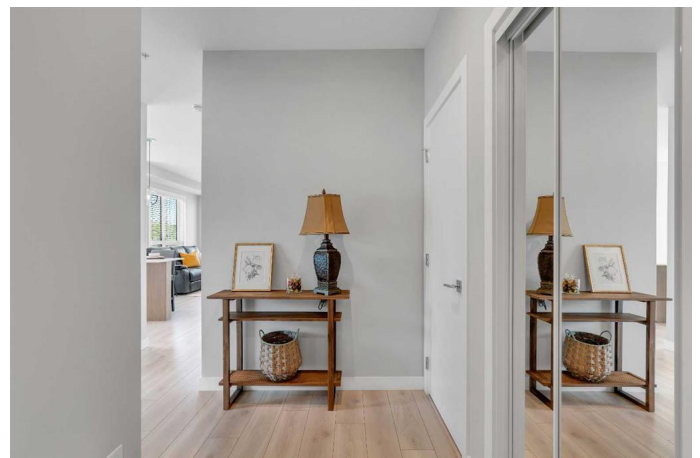
****OPEN HOUSE SATURDAY MAY 17TH**

12-2PM & SUNDAY MAY 18TH 10-1PM**

Experience life at the top in this never-lived-in, well built with triple pain windows top-floor southwest corner condo at The Maple in University District, offering breathtaking, unobstructed views that truly can't be beat. This stunning two-bedroom, two-bathroom home is perfectly designed for active, independent living in a vibrant 55+ community where pets are welcome. Built by Truman, known for their custom-quality finishes, every detail here reflects thoughtful craftsmanship â€” from soaring 9-foot ceilings and beautiful vinyl plank flooring to quartz countertops, floor-to-ceiling cabinetry, and an energy-efficient stainless steel appliance package.

The open-concept floor plan fills with natural light, creating a bright and welcoming atmosphere. Step onto your sunny patio and soak in spectacular courtyard and southwest-facing views. Inside, the primary bedroom offers a walk-in closet and luxurious four-piece ensuite, while the second true bedroom sits next to a modern three-piece bath. 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.

Living at The Maple means much more than



just a beautiful home – it's a lifestyle. Residents enjoy underground titled parking, storage locker, visitor parking, bike storage, and recycling facilities, along with exclusive access to amenities in the adjoining Brenda Strafford Centre, including a fitness centre, hair salon, bistro, and vibrant social activities. Plus, owners have the unique benefit of fast-tracking to Brenda Strafford's senior living facility should future needs arise.

Nestled in the heart of the amenity-rich University District, you're steps from North Pond, a natural amphitheater, and an exciting mix of shops and services – grocery stores, wine shops, banks, gyms, theatres, and more. Market Mall is just minutes away, while the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital are right nearby.

University District is designed to be fully walkable and bike-friendly, blending residential, retail, dining, and stunning parks into one inspiring community. Spend weekends enjoying Central Commons Park, where you'll find public BBQs, splash pads for the grandkids, lawn games, fitness challenges, and year-round events.

This isn't just a condo – it's the next chapter you've been waiting for.

Built in 2020

Essential Information

MLS® #	A2220233
Price	\$559,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817

Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	425, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J9

Amenities

Amenities	Elevator(s), Park, Parking, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden
Construction	Brick, Wood Frame

Additional Information

Date Listed	May 13th, 2025
Days on Market	2
Zoning	M-2

Listing Details

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.