

# \$659,900 - 310, 383 Smith Street Nw, Calgary

MLS® #A2233341

**\$659,900**

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautiful 3rd floor unit overlooking a tranquil courtyard from one of your 2 private balconies, located in a sought-after 55+ adult living community. This bright and modern condo features quartz countertops, a kitchen island, stainless steel appliances, pot lights, and soaring ceilings that enhance the spacious feel. As you enter your new home, you instantly feel at peace with the ease and flow of this condo. The thoughtfully designed layout includes two bedrooms and two full bathrooms, with the second bedroom featuring a built-in Murphy bed, perfect for guests or a multifunctional space. To add to the carefree lifestyle this condo offers, enjoy the convenience of 2 underground titled parking stalls, and with a group activities calendar you will be able to take part in the vibrant community lifestyle that offers you opportunities for connection and fun. Ideally located in the University District, you're just minutes from shopping, restaurants, Market Mall, movie theaters, and essential amenities including hospitals and medical clinics. This home is the epitome of a refined, low-maintenance lifestyle all with the added benefit of connection and an active community, giving you the best place to settle into and enjoy all that life has to offer.

Built in 2020

## Essential Information



MLS® #	A2233341
Price	\$659,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	310, 383 Smith Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J9

### Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Guest, Titled, Underground
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
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Construction            Aluminum Siding, Brick, Composite Siding, Wood Frame

**Additional Information**

Date Listed            June 21st, 2025

Days on Market        5

Zoning                  M-2

**Listing Details**

Listing Office           CIR Realty

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