

**4057 Norford Avenue NW
Calgary, Alberta**

MLS # A2169879



\$698,000

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,480 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 571
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: All window coverings, garage fob's (2)

Welcome to the über modern Noble townhouse in University District. Complete with a MASSIVE rooftop patio, 3 bedrooms + den, 2.5 baths, and trendy main floor. The main level features stylish VINYL plank flooring, large living & dining area and gourmet kitchen with QUARTZ countertops, TILE backsplash, STAINLESS STEEL appliances including GAS stove, dishwasher and fridge matching the cabinets, & charming 2 piece bathroom. The kitchen also walks out to a patio large enough for an outdoor sectional and BBQ. Upstairs features 3 bedrooms with main 4 piece bath with upgraded QUARTZ countertops, TILE floor, soaker tub with TILE surround. The master bedroom features a large WALK-IN closet, 4 piece master ensuite with double vanity boasting QUARTZ countertops, TILE floor & stunning shower with TILE surround. The top level features a large storage room as well as totally private rooftop patio that is over 380 square feet with duradeck patio and lighting. The lower level features a large den ideal for a TV room, tiled entrance area from the double parking stalls in the parkade. BONUSSES include: main floor laundry, pot lights & upgraded lighting on main floor, large storage area both on top floor as well as in front of parking stall in garage, custom blinds throughout, condo fees include all utilities except electricity & cable/internet, tons of storage including storage room on 3rd floor, storage on rooftop patio, storage at parking stalls. The amenities of University District are unsurpassed for most communities in Calgary. One of the most popular new neighbourhoods, it features restaurants, bars, wine shops, grocery stores, drug store, movie theatre, fashion shops, office space & more. There is also a walking path & off leash area for dogs just across the street. One of the trendiest condos on the market in University District.