



THE
A-TEAM

**RE/MAX
FIRST**

4085 NORFORD Avenue, Calgary T3B6H3

MLS®#: **A2160355**

Area: **University District**

Listing Date: **08/25/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **1,484**
Low Sqft:
Ttl Sqft: **1,484**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Parkade, Underground**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard, Private Entrance**

Construction: **Brick, Metal Siding , Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 11`7"
Living Room	Main	14`10" x 12`4"
Laundry	Main	3`6" x 3`0"
Bedroom - Primary	Upper	10`10" x 9`11"
Bedroom	Upper	9`6" x 8`2"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	14`10" x 7`6"
Storage	Upper	15`7" x 3`0"
Furnace/Utility Room	Upper	6`6" x 4`11"
Bedroom	Upper	9`10" x 9`0"
Flex Space	Basement	12`11" x 10`6"
4pc Bathroom	Upper	

Legal/Tax/Financial

Condo Fee:
\$554

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1811576**

Remarks

Pub Rmks: **Welcome to the University District! Rarely do these highly sought-after units come up for sale and now is your chance to own one! Step inside and be greeted by an OPEN FLOOR PLAN featuring 9' ceilings, gorgeous vinyl plank flooring and large windows providing plenty of natural sunlight throughout the day. The kitchen features a beautiful QUARTZ central island, plenty of cabinets for storage and built-in appliances that keep it looking sleek and stylish. A spacious living room, dining area, 2-pc bathroom, stacked washer / dryer and access to the landscaped courtyard complete the main level. Upstairs, there are 3 generously sized bedrooms and 2 full bathrooms. The primary bedroom features a 4-pc ensuite bath with dual sinks and a walk-in shower all finished in gorgeous stone and tile. The 3rd level includes a storage room and access to your PRIVATE ROOFTOP PATIO! Finished with composite maintenance-free flooring, a BBQ with a built in gas line and privacy shades throughout, the rooftop is a great place to spend time enjoying the outdoors. Feeling a little too warm? Central AIR-CONDITIONING keeps you cool when needed! The basement includes a flex room and a secure mud room which gives you direct access to the HEATED UNDERGROUND parkade. Included are TWO titled parking stalls directly outside your mud room doors for added convenience. Offering almost 1,700 sq ft of livable space and located within a 10 minute walk to the University of Calgary and the Alberta Children's Hospital, within a short drive to Calgary's downtown and close to Market Mall, shopping, theatres, ice rinks and the off-leash dog park this unit is a must see! Call to book your private showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123