



THE
A-TEAM

**RE/MAX
FIRST**

4057 NORFORD Avenue, Calgary T3B 6H3

MLS® #: **A2169879**

Area: **University District**

Listing Date: **10/03/24**

List Price: **\$698,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

Few Trees, Low Maintenance Landscape
Double Garage Attached, Parkade, See Remarks, Underground

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 11`8"
Living Room	Main	14`9" x 10`9"
Foyer	Main	11`4" x 9`0"
Balcony	Third	31`0" x 12`3"
Bedroom - Primary	Second	10`9" x 9`11"
Bedroom	Second	9`6" x 8`2"
4pc Bathroom	Second	7`8" x 4`11"

Room	Level	Dimensions
Dining Room	Main	14`9" x 9`0"
Flex Space	Basement	12`10" x 10`4"
Balcony	Main	13`0" x 6`3"
Storage	Third	15`5" x 3`1"
Bedroom	Second	9`10" x 9`0"
2pc Bathroom	Main	6`3" x 3`0"
4pc Ensuite bath	Second	7`7" x 5`9"

Condo Fee:
\$571

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1811555**

Remarks

Pub Rmks: **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. BONUSES 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.**

Inclusions: **All window coverings, garage fob's (2)**
Property Listed By: **RE/MAX Realty Professionals**

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









