4095 Norford Avenue Calgary Alberta
$740,000

Welcome to life in the vibrant University District where modern living meets unmatched convenience. This stylish corner unit townhome offers nearly 1,700 sq ft of thoughtfully designed space between four levels. The open-concept main floor features 9' ceilings and large windows that fill the space with natural light throughout the day. The kitchen features a beautiful quartz central island, floor to ceiling cabinets for storage and built-in appliances that keep it looking sleek and stylish. The adjoining living and dining areas offer a great space to relax or entertain, while a 2-piece powder room, in-suite laundry, and access to a private patio--perfect for BBQs or gatherings--complete the main level.Upstairs boasts three generously sized bedrooms and two full bathrooms. The primary suite includes a walk-in closet and a luxurious ensuite with dual vanities and a glass-enclosed shower. Elegant stone and tile finishes throughout add a touch of sophistication.The third level includes an additional storage room and access to your own private rooftop terrace. Finished with low-maintenance composite decking, built-in lighting, gas line for a BBQ, and privacy shades, this outdoor retreat is ideal for morning coffee or evening cocktails.Downstairs includes a flex room and a secure mudroom with direct access to the heated underground parkade, where two titled stalls and extra storage are just steps from your entrance.Comfort upgrades like central A/C, custom blinds, and designer lighting elevate the home's functionality and style. Condo fees include all utilities except electricity and internet, offering peace of mind and easy budgeting.Just a short walk to the University of Calgary, Alberta Children's Hospital, and all the amenities the University District has to offer--from groceries, fitness studios, a movie theatre, cafes and many great restaurants like Native Tongues,...

Listing Presented By:

Originally Listed by:
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4pc Bathroom 9.25 Ft x 4.92 Ft		Furnace 6.42 Ft x 4.92 Ft	
4pc Bathroom 7.58 Ft x 8.92 Ft		Exercise room 11.75 Ft x 12.92 Ft	
Bedroom 10.75 Ft x 8.17 Ft		2pc Bathroom 3.58 Ft x 7.00 Ft	
Bedroom 9.33 Ft x 12.25 Ft		Dining room 17.50 Ft x 9.50 Ft	
Primary Bedroom 13.42 Ft x 13.67 Ft		Kitchen 16.08 Ft x 8.58 Ft	
Storage 3.08 Ft x 15.67 Ft		Living room 16.33 Ft x 13.58 Ft a	