



## 4270 Norford Avenue Calgary Alberta

\$820,000

**\*\*Immediate Possession\*\*** ? Modern Elegance in University District Welcome to your impeccably designed 1,495 sqft corner-unit townhome in the vibrant University District--a community known for its walkability, top-tier amenities, and unbeatable convenience. This brand-new home is a masterpiece of craftsmanship and contemporary design, offering an array of high-end upgrades throughout. Step inside to discover beautiful dark luxury vinyl plank flooring in an elegant herringbone pattern, setting the tone for modern sophistication. The open-concept layout is flooded with natural light, enhanced by a perimeter ceiling feature with ample pot lights that illuminate every detail. At the heart of the home is a chef-inspired kitchen, where form meets function. White quartz countertops cascade in a waterfall design, complemented by a matching quartz backsplash for a seamless, luxurious look. The built-in refrigerator and dishwasher are concealed within cabinetry for a sleek aesthetic, while a powerful hood fan is seamlessly integrated into the kitchen design. A large pantry provides ample storage for all your culinary essentials. Step out onto your private balcony, overlooking the lush complex green space--the perfect setting for outdoor relaxation. Equipped with a BBQ gas line and rough-in for AC, this space is designed for year-round enjoyment. Upstairs, the primary bedroom retreat is a true sanctuary, featuring a stunning ensuite with double vanities and the same quartz finishes found throughout the home. Two additional bedrooms offer versatility, with the center bedroom boasting its own private balcony--a unique bonus that provides a refreshing outdoor escape. Convenient upper-floor laundry ensures effortless daily living. A rare find in the area, this home features a spacious double garage, designed to easily accommodate two SUVs, offering both practicality and secure parking. ...

2pc Bathroom 4.75 Ft x 4.83 Ft  
 Dining room 9.08 Ft x 9.42 Ft  
 Kitchen 11.08 Ft x 9.08 Ft  
 Living room 23.08 Ft x 12.92 Ft  
 Furnace 4.25 Ft x 3.33 Ft

4pc Bathroom 4.83 Ft x 8.00 Ft  
 4pc Bathroom 6.67 Ft x 8.33 Ft  
 Bedroom 9.50 Ft x 10.75 Ft  
 Bedroom 9.25 Ft x 10.75 Ft  
 Primary Bedroom 13.25 Ft x 14.92 Ft

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