

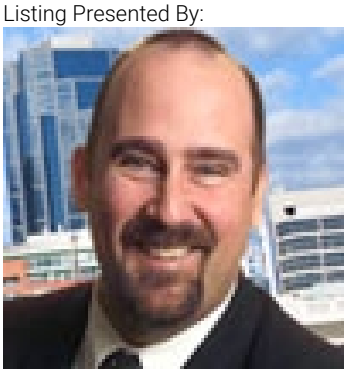
4007 Norford Avenue Calgary Alberta

$699,900

Welcome to the vibrant University District, where incredible walkability, fabulous amenities and maintenance free living come together in one very special home! Imagine leaving the car behind and strolling to your favourite restaurants, coffee shops, shopping and the University. With easy access in and out of the community and the city, this location truly has it all! Step inside this gorgeous townhome and fall in love with the bright, open concept design. Durable flooring throughout the main living area makes cleaning up after kids and pets a breeze. The spacious living room features a cozy fireplace and beautiful custom built-ins that flow seamlessly into the kitchen, providing additional storage and a clever bar area that is perfect for entertaining. The kitchen has gorgeous cabinetry and matching millwork stretching to the ceiling, a perfectly integrated refrigerator and dishwasher that blend beautifully into the cabinetry, a hidden hood fan and sparkling quartz countertops. The generous island is sure to become everyone's favourite gathering place! A discreetly tucked away 2 piece bathroom and convenient main floor laundry closet complete this level. Step outside and discover the first of TWO outdoor living spaces! Make your way upstairs where you will find two sweet bedrooms, perfect for little ones, guests or perhaps that home office you have been dreaming of. The lovely primary retreat features a custom accent wall, walk-in closet and beautiful ensuite with double sinks and a generous walk-in shower. Another full bathroom completes this level. Now for the showstopper! Head up to the third level and prepare to fall in love with your private rooftop patio! Morning coffee in the sunshine, afternoon lounging or evening BBQs with family and friends, this incredible outdoor space is ready for it all. There is even a convenient gas line so you can leave those prop...

Storage 3.00 Ft x 15.50 Ft
Furnace 6.50 Ft x 7.42 Ft
Other 4.00 Ft x 5.75 Ft
Other 10.25 Ft x 13.00 Ft
Living room 9.67 Ft x 14.83 Ft
Dining room 8.00 Ft x 13.00 Ft
Laundry room 3.00 Ft x 3.50 Ft
2pc Bathroom 3.50 Ft x 7.00 Ft
Primary Bedroom 10.00 Ft x 10.75 Ft
4pc Bathroom 7.58 Ft x 8.83 Ft
Bedroom 9.00 Ft x 9.83 Ft
4pc Bathroom 5.00 Ft x 7.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 9.67 Ft x 11.58 Ft

Bedroom 8.17 Ft x 9.50 Ft