

\$698,000 - 4057 Norford Avenue Nw, Calgary

MLS® #A2169879

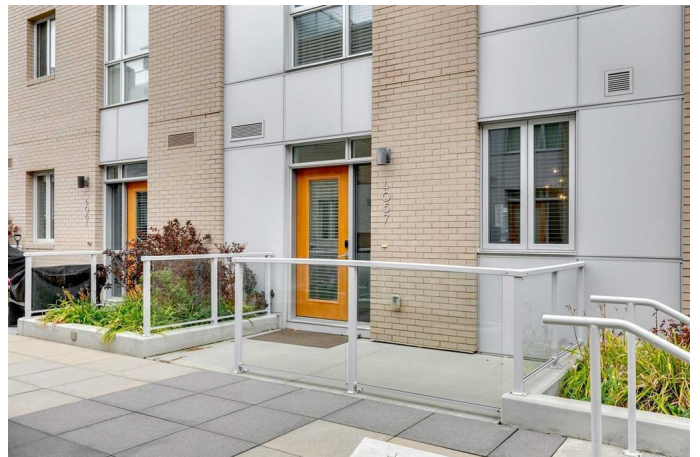
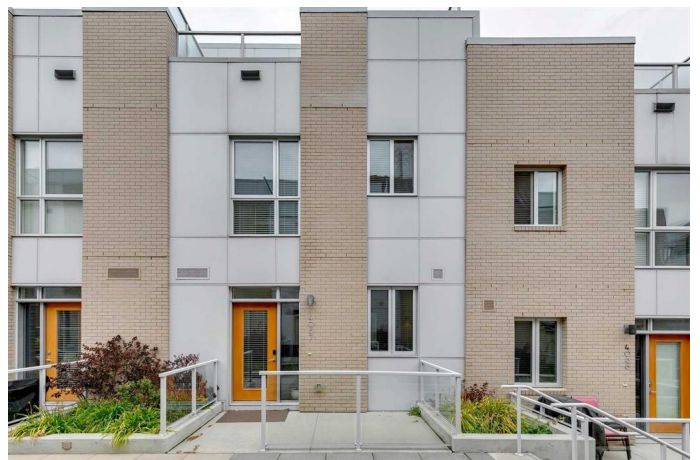
\$698,000

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to the 1/4ber 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.

Built in 2017

Essential Information

MLS® #	A2169879
Price	\$698,000
Sold Price	\$680,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4057 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H3

Amenities

Amenities	Park, Parking, Playground, Roof Deck, Secured Parking
Parking Spaces	2
Parking	Double Garage Attached, Parkade, See Remarks, Underground

Interior

Interior Features	Breakfast Bar, Kitchen Island
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Playground
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Membrane
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 23rd, 2024
Days on Market	20
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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