

\$749,900 - 4085 Norford Avenue Nw, Calgary

MLS® #A2176698

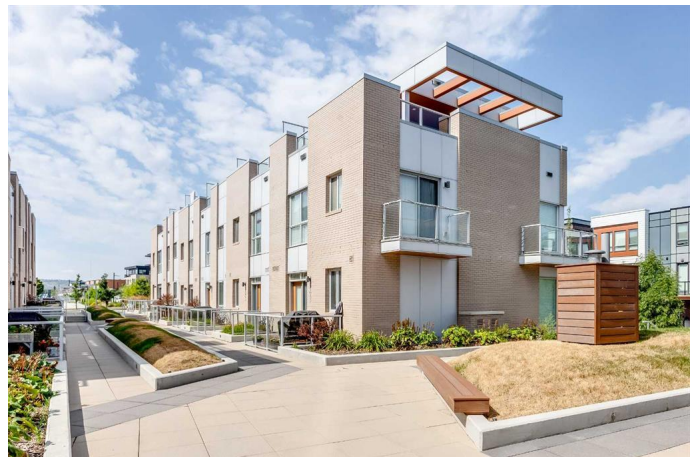
\$749,900

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to the University District! Rarely do these highly sought-after units come up for sale and now is your chance to own one! Step inside and be greeted by an OPEN FLOOR PLAN featuring 9' ceilings, gorgeous vinyl plank flooring and large windows providing plenty of natural sunlight throughout the day. The kitchen features a beautiful QUARTZ central island, plenty of cabinets for storage and built-in appliances that keep it looking sleek and stylish. A spacious living room, dining area, 2-pc bathroom, stacked washer / dryer and access to the landscaped courtyard complete the main level. Upstairs, there are 3 generously sized bedrooms and 2 full bathrooms. The primary bedroom features a 4-pc ensuite bath with dual sinks and a walk-in shower all finished in gorgeous stone and tile. The 3rd level includes a storage room and access to your PRIVATE ROOFTOP PATIO! Finished with composite maintenance-free flooring, a BBQ with a built in gas line and privacy shades throughout, the rooftop is a great place to spend time enjoying the outdoors. Feeling a little too warm? Central AIR-CONDITIONING keeps you cool when needed! The basement includes a flex room and a secure mud room which gives you direct access to the HEATED UNDERGROUND parkade. Included are TWO titled parking stalls directly outside your mud room doors for added convenience. Offering almost 1,700 sq ft of livable space and located within a 10 minute walk to the University of Calgary and



the Alberta Children's Hospital, within a short drive to Calgary's downtown and close to Market Mall, shopping, theatres, ice rinks and the off-leash dog park this unit is a must see! Call to book your private showing today!

Built in 2017

Essential Information

MLS® #	A2176698
Price	\$749,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4085 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6H3

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
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Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Flat Torch Membrane
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 20th, 2024
Days on Market	19
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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