



**4020 Norford Avenue NW
Calgary, Alberta**

MLS # A2307140



\$725,000

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,438 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Asphalt, Garage Door Opener, Garage Faces Rear, Insulated, C		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas, Space Heater	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Membrane	Condo Fee:	\$ 241
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding , Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		
Inclusions:	Garage Door Keypad		

Some people moved here so their kids could walk to the University of Calgary. Others came because they spend their days at the Foothills Hospital, the Alberta Children's Hospital, or the newly opened Arthur Child Cancer Centre. Some just wanted to trade the car-dependent suburbs for somewhere they could actually walk to a coffee shop, a restaurant, or a patio on a Tuesday night. Whatever brought them here, most of them will tell you the same thing — they should have done it sooner. 4020 Norford Avenue NW is a three-storey townhome in the heart of the University District, offering two bedrooms, two-and-a-half bathrooms, and quality finishes throughout. The exterior sets the tone — brick and Hardie panel, warm wood-like accents, glass railings, and a south-facing covered entry patio. Inside, the lower-level flex room handles whatever you need it to — home office, gym, or guest space — finished with large-format marble-look tile and connected to a private attached garage with epoxy floors and a glass-panel door. The main floor opens to nine-foot ceilings and light oak engineered hardwood, flowing into an open-concept living and dining area and a kitchen with white flat-panel cabinetry to the ceiling, quartz countertops, a herringbone tile backsplash, a chimney hood fan, a French-door refrigerator, and a 5-burner gas range. The south-facing balcony gets sun all day. On the upper level, nine-foot ceilings continue through both bedrooms, each with its own ensuite. The primary has double undermount sinks, quartz countertops, a mosaic tile backsplash, and a glass shower. The second bedroom has a full ensuite with a tub/shower combo. Upper-floor laundry, central vacuum, upgraded closet organizers, and air conditioning. The complex features an inner courtyard with a playground, community gardens, picnic

tables, and bike racks, plus street parking right at your front door. Kilometres of pathways connect you to the Bow River system and the communities of Varsity, Montgomery, and Parkdale beyond. This is the kind of place people move to and stop looking.