



GRASSROOTS
REALTY GROUP

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4007 Norford Avenue NW
Calgary, Alberta

MLS # A2351530



\$699,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,442 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Enclosed, Garage Door Opener, Heated Garage, Parkade, Side By Side, Under		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 617
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: Garage fob (2), TV wall mount.

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 propane bottles

behind! You will love the privacy this rooftop retreat provides. A massive storage area offers plenty of room for sporting equipment, luggage and seasonal decorations, while the utility room is cleverly tucked away in its own space. But wait, there is more! The finished basement offers a flexible room that would make a fantastic gym, home office or guest retreat. A convenient mudroom leads directly to your two titled, heated indoor stalls, located just outside your basement door. No hauling groceries through a parking garage or worrying about the weather! Condo fees even include gas, water and sewer. Whether you love to travel, entertain or simply enjoy everything this exciting community has to offer, this exceptional townhome makes it easy. Beautiful spaces, thoughtful design, incredible convenience and a rooftop patio you will never want to leave. Welcome home!