



GRASSROOTS
REALTY GROUP

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124, 4275 Norford Avenue NW
Calgary, Alberta

MLS # A2247064



\$399,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Brick, Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Super elegant 2 bedroom 1 bath apartment condo in a brilliant main floor location with direct access to an on grade patio which opens to the very pretty + fully secured courtyard. With an excellent layout, open concept living + primary bedroom with large closet + access to the full bath, this is an ideal property. Its sleek finishing's include stylish luxury vinyl plank flooring throughout, quartz countertops + panel ready appliances in the efficient kitchen. The unit has ensuite laundry + ample storage + titled parking + a storage locker. This popular pet friendly building has a very pleasing lobby + decor in the common areas + includes a large number of visitor parking spots, private 24-hour fitness centre, bike storage.— University district is a vibrant area with with a variety of excellent restaurants, grocery stores all within walking distance. Also walking distance to two hospitals (Childrens + Foothills)+ U of C. A great opportunity!