



**GRASSROOTS**  
REALTY GROUP

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122, 4275 Norford Avenue NW  
Calgary, Alberta

MLS # A2144212



**\$449,800**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	589 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FOB for additional parking stall, window coverings and drapes in primary bedroom, portable AC unit, black metal and glass patio gate, two black bar stools and two outdoor sitting chairs

Welcome to Calgary's University District, a vibrant community offering a mix of modern living and convenient amenities. This area is within walking distance of various shops, restaurants, and entertainment options. It's also close to the University of Calgary, Alberta Children's Hospital, Foothills Hospital, and the scenic Bow River pathways. Plus, it's just a quick 10-minute drive to Downtown Calgary, making it an ideal location for both students and professionals. This unit features luxury vinyl plank herringbone flooring, quartz countertops, and a neutral color palette. Enjoy views of the fully landscaped courtyard with pergolas for entertaining from your private, south-facing 11.5' wide by 7' deep covered outdoor patio. The patio includes a gas hookup for your BBQ and its own entrance with a condo board-approved wrought iron and glass gate, making it perfect for your dog to relax outside. The building is pet-friendly, ensuring a welcoming environment for all. The primary bedroom is just off the living room, adjacent to a 5-piece bathroom that features a pocket door separating the double vanity from the toilet and shower. The second bedroom is perfect for a home office or a roommate. A chef's delight! Enjoy your beautiful kitchen, fully equipped with high-end appliances, including a natural gas oven and cooktop, dishwasher, and a Fisher & Paykel refrigerator. This condo also comes with two titled underground parking stalls, underground visitor parking, a 24-hour gym, two storage lockers, a pet wash, and bike storage. Welcome to your new home or investment opportunity, with great amenities just down the street including Save-On-Foods, Monogram Coffee, Starbucks, YYC Cycle, Orange Theory, OEB, Village Ice Cream, The Alley - Bubble Tea, Market Wines, Staples, Banquet restaurant, Borough Bar and Grill, Clever Daycare, Cineplex VIP Theatre, and an off-leash

dog park.