



GRASSROOTS
REALTY GROUP

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**#303, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2204083



\$699,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,495 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n.a

HUGE PRICE DROP *Immediate Possession* & middot; Modern Elegance in University District Welcome to your impeccably designed 1,495 sqft corner-unit townhome in the vibrant University District—a community known for its walkability, top-tier amenities, and unbeatable convenience. This brand-new home is a masterpiece of craftsmanship and contemporary design, offering an array of high-end upgrades throughout. Step inside to discover beautiful dark luxury vinyl plank flooring in an elegant herringbone pattern, setting the tone for modern sophistication. The open-concept layout is flooded with natural light, enhanced by a perimeter ceiling feature with ample pot lights that illuminate every detail. At the heart of the home is a chef-inspired kitchen, where form meets function. White quartz countertops cascade in a waterfall design, complemented by a matching quartz backsplash for a seamless, luxurious look. The built-in refrigerator and dishwasher are concealed within cabinetry for a sleek aesthetic, while a powerful hood fan is seamlessly integrated into the kitchen design. A large pantry provides ample storage for all your culinary essentials. Step out onto your private balcony, overlooking the lush complex green space—the perfect setting for outdoor relaxation. Equipped with a BBQ gas line and rough-in for AC, this space is designed for year-round enjoyment. Upstairs, the primary bedroom retreat is a true sanctuary, featuring a stunning ensuite with double vanities and the same quartz finishes found throughout the home. Two additional bedrooms offer versatility, with the center bedroom boasting its own private balcony—a unique bonus that provides a refreshing outdoor escape. Convenient upper-floor laundry ensures effortless daily living. A rare find in the area, this home features a spacious double garage, designed to easily

accommodate two SUVs, offering both practicality and secure parking. Plus, the electrical panel is conveniently located in the garage, making it easy to install an electric vehicle charger in the future. Why Live in University District? Unparalleled Walkability – Enjoy a pedestrian-friendly lifestyle, with trendy cafes, restaurants, boutique shopping, and entertainment just steps away. Premier Location – Minutes from the University of Calgary, Alberta Children's Hospital, and Market Mall, offering unparalleled convenience for students, professionals, and families alike. World-Class Amenities – Experience top-tier community features such as scenic parks, an off-leash dog park, a cutting-edge fitness center, and year-round events that bring the neighborhood to life. This exquisite home combines modern style, functional elegance, and an unbeatable location in one of the city's most thriving communities. Don't miss your chance to own in University District—schedule your showing today!