

# \$740,000 - 4095 Norford Avenue Nw, Calgary

MLS® #A2232641

**\$740,000**

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to life in the vibrant University District where modern living meets unmatched convenience. This stylish corner unit townhome offers nearly 1,700 sq ft of thoughtfully designed space between four levels. The open-concept main floor features 9' ceilings and large windows that fill the space with natural light throughout the day. The kitchen features a beautiful quartz central island, floor to ceiling cabinets for storage and built-in appliances that keep it looking sleek and stylish. The adjoining living and dining areas offer a great space to relax or entertain, while a 2-piece powder room, in-suite laundry, and access to a private patio—perfect for BBQs or gatherings—complete the main level.

Upstairs boasts three generously sized bedrooms and two full bathrooms. The primary suite includes a walk-in closet and a luxurious ensuite with dual vanities and a glass-enclosed shower. Elegant stone and tile finishes throughout add a touch of sophistication.

The third level includes an additional storage room and access to your own private rooftop terrace. Finished with low-maintenance composite decking, built-in lighting, gas line for a BBQ, and privacy shades, this outdoor retreat is ideal for morning coffee or evening cocktails.

Downstairs includes a flex room and a secure mudroom with direct access to the heated underground parkade, where two titled stalls



and extra storage are just steps from your entrance.

Comfort upgrades like central A/C, custom blinds, and designer lighting elevate the home's functionality and style. Condo fees include all utilities except electricity and internet, offering peace of mind and easy budgeting.

Just a short walk to the University of Calgary, Alberta Children's Hospital, and all the amenities the University District has to offer—from groceries, fitness studios, a movie theatre, cafés and many great restaurants like Native Tongues, Charcut, OEB just to name a few! Plus, enjoy nearby parks, trails, and green space.

These townhomes rarely come up—don't miss your chance to live in one of Calgary's most dynamic communities. Book your private tour today!

Built in 2017

### Essential Information

MLS® #	A2232641
Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4095 Norford Avenue Nw
Subdivision	University District

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H3

### Amenities

Amenities	Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Flat Torch Membrane
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	5
Zoning	M-G

### Listing Details

Listing Office	eXp Realty
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