

# FOR LEASE

# 4013 Norford Avenue NW

## BRAND NEW MODERN TOWNHOME



When you CAN have it ALL...

- Central Prime location - strategically located between University of Calgary, Children's Hospital, Market Mall, Market Mall Professional Building
- Brand new, modern, luxurious executive living
- Convenient condo living with 3 levels of living area!

**SIZE:** +/-1602 sq.ft  
**YEAR BUILT:** BRAND NEW, NOVEMBER 2018  
**2ND LEVEL:** 3 Bedrooms  
**BATHROOMS:** 2.5 Baths  
**AVAILABLE:** Immediate  
**PARKING:** 2 Secured Heated Underground  
**TERM:** Preferred 1 YEAR\*

\*Shorter terms & furnished options available for a higher rate



**ROMANIA LEO**

ace@realpropertymgt.ca

www.rpmace.ca

403.816.2308



Each Office Independently Owned and Operated.

Broker: Real Property Management Central 824 - 24th Ave SE Calgary, AB

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**MAINTENANCE FREE PRIVATE DECKS**



**IRRIGATED LANDSCAPED COMMON COURTYARD**



**THE UNIVERSITY DISTRICT** Calgary's highest density employment areas outside of downtown! The community is planned for a wide selection of new community amenities including grocery, pharmacy, daycare, restaurants, retailers, professional and personal service providers. Fulfill everyday shopping needs within a short walking distance of your home!  
40 acres of natural green space and trails!

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## DESIGN KITCHEN FEATURES:

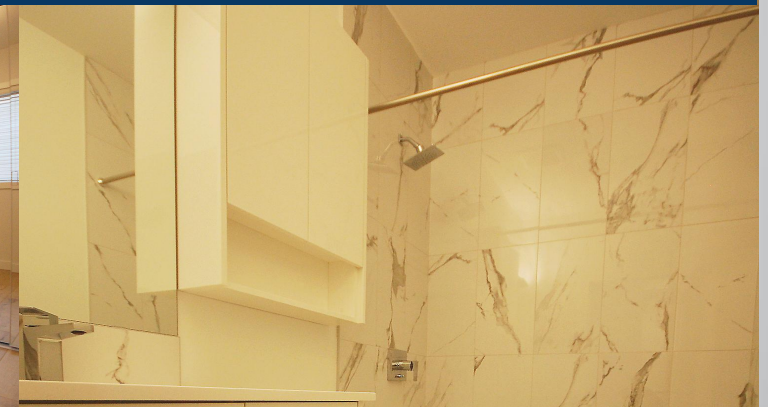
- Contemporary high gloss ceramic tile
- Full height high gloss backsplashes
- Under-cabinet lighting
- Built-in designer appliances
- Deep pot drawers
- Premium Italian high gloss and textured finishes
- Accented by soft close door and drawer hardware and integrated storage



# LUXURIOUS MASTER BEDROOM & ENSUITE



# SPACIOUS 2 & 3rd BEDROOMS + 2nd BATHROOM



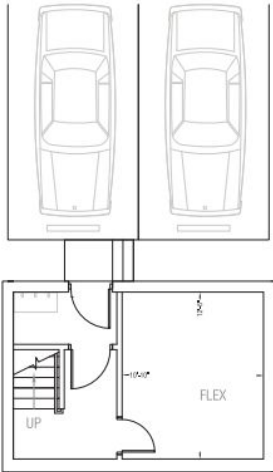
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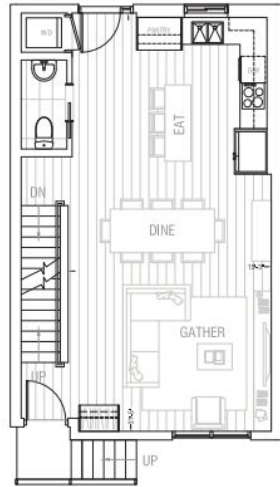
## BROWNSTONES INTERIOR 3 BEDROOM + 2.5 BATH

2,057 SQ. FT.

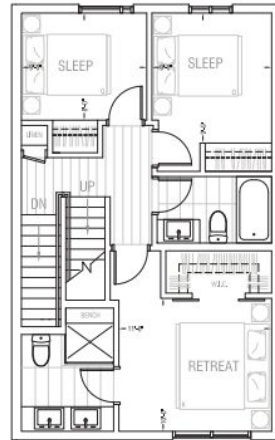
1,602 SQ. FT. INDOOR + 455 SQ. FT. OUTDOOR



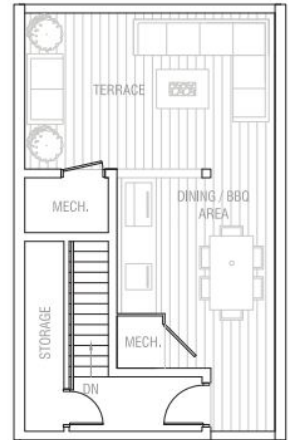
**BASEMENT**  
296 SQ. FT.



**MAIN LEVEL**  
651 SQ. FT.



**UPPER LEVEL**  
655 SQ. FT.



**ROOF TOP TERRACE**  
455 SQ. FT.

## 2 SECURED HEATED UNDERGROUND STALLS



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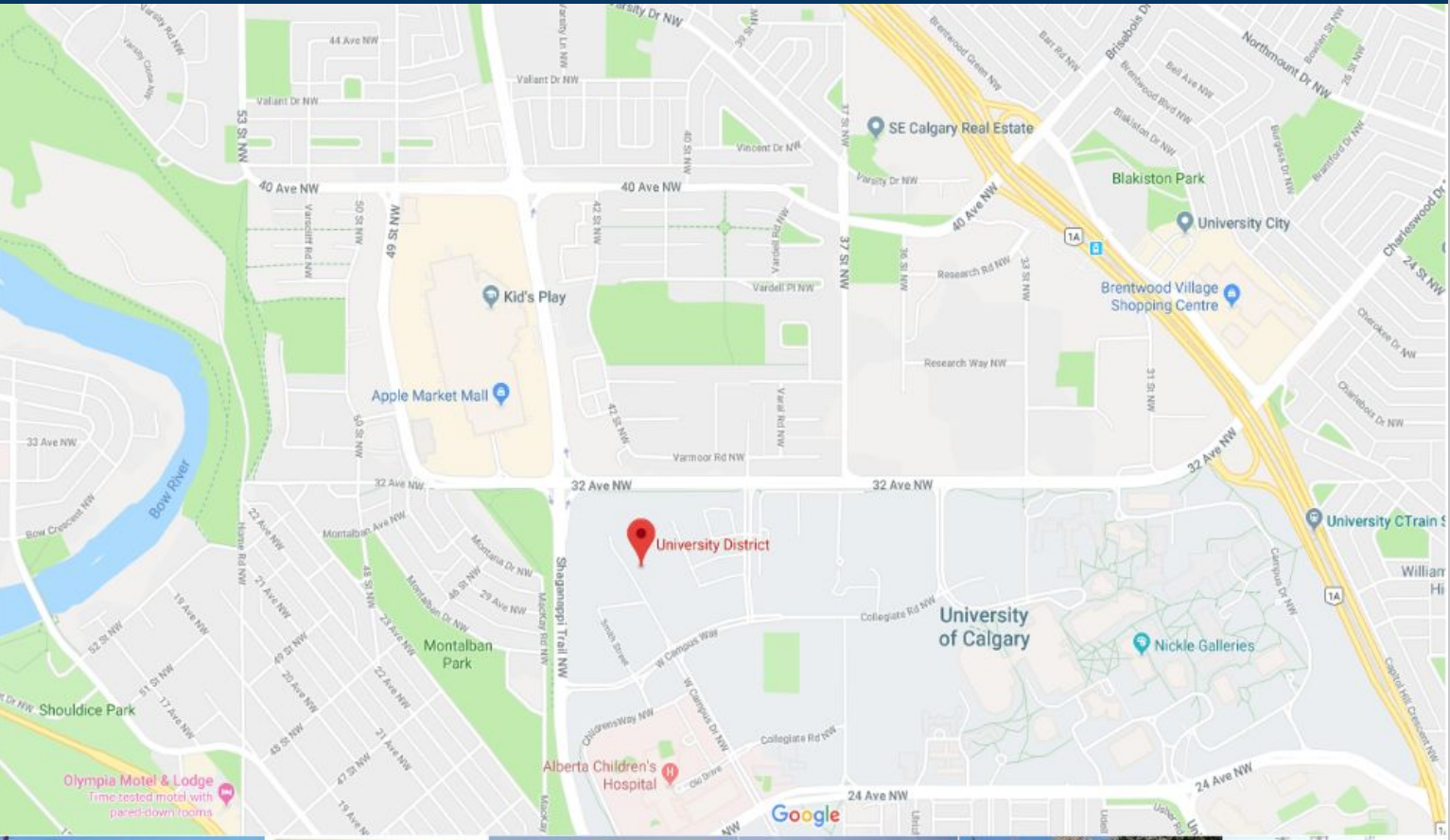
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University of Calgary, Foothills Hospital, and Alberta Children's Hospital just around the corner!



## UNIVERSITY DISTRICT



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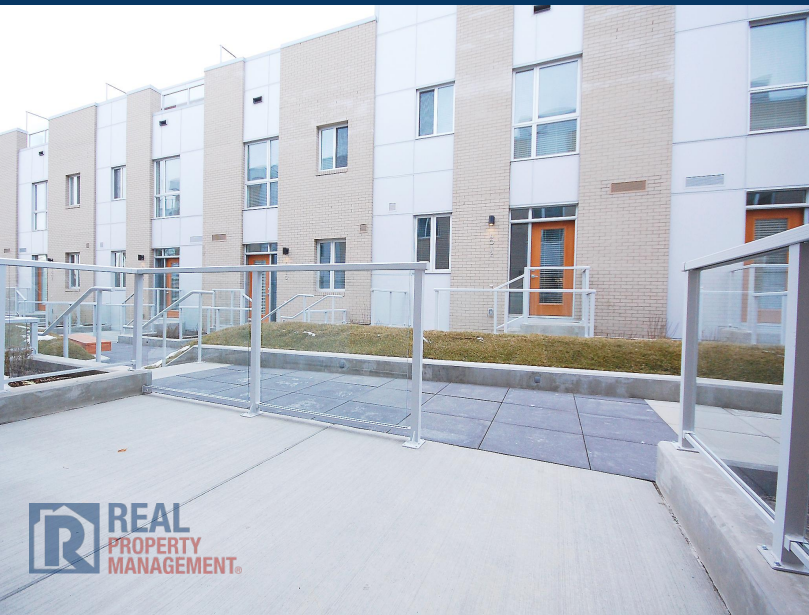
**4013 Norford Avenue NW**



**MASSIVE ROOF-TOP PATIO**



**MAINTENANCE FREE**



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- Maintenance free private decks, roof-top patio and irrigated landscaped courtyard
- High ceilings and oversized energy saving windows, doors and patio sliders
- Painted, secured, and heated underground parkade
- Brilliant lighting energy efficient contemporary light fixtures throughout
- Modern sleek baseboards, door frames and casings
- Polished Quartz hard surface eased edge countertops
- High quality engineered hardwood flooring with acoustic underlay throughout all living areas
- In-suite technology featuring integrated wiring, Smart Plug USB plug jack connection, and TV / Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Front load stacking Washer/Dryer



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