REALTY ACES
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GRASSROOTS REALTY GROUP

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204, 4185 Norford Avenue NW Calgary, Alberta

MLS # A2326678



$1,249,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,306 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Heated Garage, Parkade, Private Electric Vehicle Charging Station(s), Secure		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 494
Basement:	-	**LLD:**	-
Exterior:	Brick, Cement Fiber Board, Concrete, Metal Siding , Stone, Stucco	**Zoning:**	TBD
Foundation:	Slab	**Utilities:**	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

WELCOME TO MAGNA. Magna by Jayman BUILT got its name from the Magna Cum Laude distinction. It is the crown jewel of University District. The best of the best. Not only are these buildings a standout in this community – they showcase the highest level of finishings Jayman has ever delivered in any product. From the stunning water feature at the entrance to the European-inspired kitchens that almost know what you want to do before you do, it simply doesn’t get any better. And that’s the rule we’ve given ourselves with Magna: if it’s not the best we’ve ever done, it’s not good enough. We haven’t done this to pat ourselves on the back though; we’ve done this to pat you on the back. To give you a reward that hasn’t been available before. The others haven’t quite been good enough. They haven’t been Magna level. Welcome to Magna by Jayman BUILT. Live it to its fullest. Magna is the shining gem in an award-winning urban community. University District offers a bold, new vision for living in northwest Calgary. The community gracefully combines residential, retail, and office spaces with shopping, dining, and entertainment, all with inspiring parks and breathtaking natural scenery. University District is a pedestrian-friendly community, using bike lanes and pathways to connect you to your community. Magna offers the highest level of finishing ever offered by Jayman. Our suites come standard with European-inspired luxury kitchens, smart home technology, and the freedom to personalize your home. Welcome to some of the largest suites available in the University District, as well as the only concrete constructed residences. This is the best of the best. Imagine a home where the landscaping, snow removal and package storage are all done for you. Backing onto a picturesque

greenspace, even your new backyard is a maintenance-free dream. Magna’s location was impeccably chosen to fit your lifestyle, without the upkeep. Magna is where high-end specifications and smart home technology meet to create a beautiful, sustainable home. Smart home accessories, sustainable features like solar panels, triple pane windows, and Built Green certifications all come standard with your new Jayman home...Introducing the stunning Albert II-B. Featuring the PLUS Specifications, Smoke Quartz palette, a 2 BEDROOM, Den, 2.5 BATHS, and 2 Indoor tiled parking stalls. Enjoy luxury in an exclusive and sophisticated space that harmoniously combines comfort with functionality. Highlights • Floor to ceiling windows • 10-foot ceilings • underground visitor parking • Spa-inspired 5-piece ensuite with a large soaker tub with separate shower • Second bedroom with an attached ensuite • Connected living, dining, and great rooms designed for large families and entertaining • Expansive kitchen area with an island, a walk-in pantry, and a dedicated storage space. MAGNIFICENT!

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