

\$699,000 - 414, 4275 Norford Avenue Nw, Calgary

MLS® #A2203640

\$699,000

2 Bedroom, 2.00 Bathroom, 946 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautifully designed TOP-FLOOR CORNER UNIT that perfectly combines style, space, and functionality. With 946 square feet of thoughtfully laid-out living space, this two-bedroom, two-bath condo is filled with natural light from expansive windows and features BRAND NEW BLINDS throughout. The open-concept kitchen, living, and dining areas are ideal for entertaining or everyday comfort, complete with sleek cabinetry, quartz countertops, and elegant pendant lighting over a large island.

The spacious primary bedroom features a walk-through closet, a luxurious ensuite with a double vanity, and direct access to the balcony through sliding patio doors—perfect for enjoying your morning coffee. The second bedroom offers even more flexibility with its own walk-in closet and is perfect for guests, a home office, or both.

With TWO TITLED PARKING STALLS and THREE PRIVATE STORAGE UNITS, you™ have all the space you need. Located just minutes from Market Mall, the University of Calgary, and some of the city™s best restaurants and cafÃ©s, this top-floor unit also offers access to a small gated off-leash park nearby. This is a NON-SMOKING, PET-FREE unit that delivers unbeatable lifestyle and value in a prime location.



Built in 2021

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2203640 |
| Price | \$699,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 946 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 414, 4275 Norford Avenue Nw |
| Subdivision | University District |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B6M2 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Fitness Center, Parking, Secured Parking, Storage, Visitor Parking, Dog Park |
| Parking Spaces | 2 |
| Parking | Heated Garage, Parkade, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction | Brick, Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 48 |
| Zoning | M-2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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