

\$495,000 - 105, 4275 Norford Avenue Nw, Calgary

MLS® #A2260421

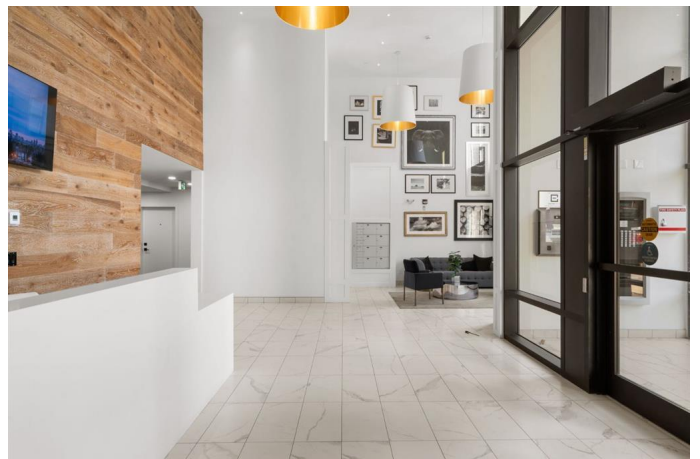
\$495,000

2 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Unit 105 at 4275 Norford Ave NW in Calgary's sought-after University District. This modern corner-floor condo offers 700 sq ft of thoughtfully designed living space with a rare private entrance and oversized patio on the west side, perfect for having a BBQ and a few drinks with friends. Inside, the open-concept layout features a sleek kitchen with black cabinetry, quartz countertops, gold hardware, built-in appliances, and a spacious island with seating. The kitchen flows seamlessly into the bright living area, highlighted by large windows that flood the space with natural light and provide direct access to the patio. The primary bedroom includes a walk-in closet, while the second bedroom is ideal for guests, a home office, or flex space. A 4-piece bathroom boasts contemporary finishes with tiled tub surround and a wide vanity. Additional features include in-suite laundry, luxury vinyl plank flooring, secure underground parking, a shared underground work shop room if you have a project to build, heated storage, and heated underground bike storage. Set in the vibrant University District, this home places you within walking distance of trendy shops, restaurants, parks, and essential amenities, with easy access to the University of Calgary, Alberta Children's Hospital, and downtown. Whether you're looking to downsize, invest, or find your first home, this stylish ground-level unit offers the perfect urban lifestyle.



Built in 2022

Essential Information

MLS® #	A2260421
Price	\$495,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	700
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	105, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6M2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Storage
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Private Entrance
-------------------	--------------------------------

Roof	Rubber
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	September 26th, 2025
Days on Market	20
Zoning	M-2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.