

# \$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	37
Zoning	M-2

**Listing Details**

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

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.