

\$518,500 - 405, 4275 Norford Avenue Nw, Calgary

MLS® #A2259691

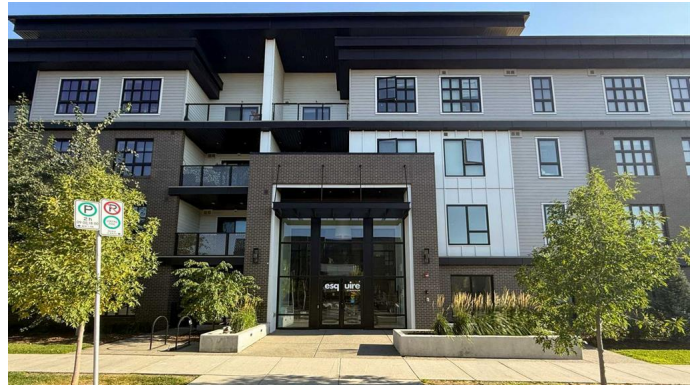
\$518,500

2 Bedroom, 1.00 Bathroom, 762 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Experience modern living in this exceptional 2-bedroom, 1-bathroom condo, perfectly situated in Calgary's award-winning University District. This stylish and thoughtfully designed unit features a spacious layout with a unique floor plan and abundant natural light throughout. The modern kitchen is fully upgraded with premium quartz countertops, sleek cabinetry, an elegant backsplash, and a chic eating bar—perfect for casual dining or entertaining. The open-concept design seamlessly connects the kitchen and living areas, enhancing the sense of space and comfort. Both bedrooms are generously sized with ample closet space, and the bathroom is beautifully finished with contemporary fixtures. Ideal for professionals, students, or small families, this condo combines functionality with style. Additional highlights include in-suite laundry, upgraded lighting, and smart storage solutions. A large balcony (152 SF) with breathtaking, unobstructed views, an ideal outdoor retreat for gardening, dining, or simply relaxing in style. • The unit also comes with a titled underground parking stall, adding convenience and peace of mind. The building offers impressive amenities such as a fitness room, bike storage, a cycle room, and a pet wash station—designed to complement your active, modern lifestyle. Located just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, restaurants, cafés, grocery stores, a movie theatre, parks, and



scenic walking trails, this home delivers unmatched urban convenience. Whether you're a first-time buyer, investor, downsizer, or looking to live close to campus and top medical facilities, this condo is the perfect blend of comfort, luxury, and location.

Built in 2021

Essential Information

MLS® #	A2259691
Price	\$518,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	762
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	405, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6M2

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame
Foundation	Poured Concrete, Other

Additional Information

Date Listed	October 2nd, 2025
Zoning	M-2

Listing Details

Listing Office	ComFree
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