

\$669,900 - 315, 4275 Norford Avenue Nw, Calgary

MLS® #A2203936

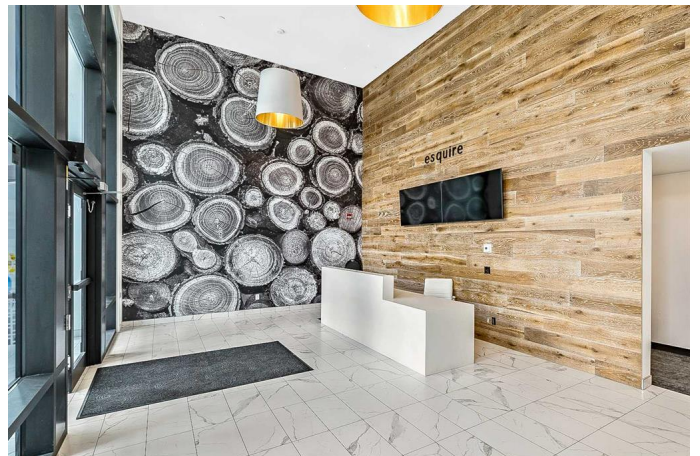
\$669,900

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this stunning corner unit condominium in the vibrant University District, where luxury meets contemporary living. This exceptional two-bedroom, two-bathroom residence showcases sophisticated design elements throughout, beginning with elegant herringbone vinyl flooring and soaring 9-foot ceilings that create an impressive sense of space. The open-concept living area flows seamlessly, illuminated by abundant natural light streaming through large windows. A highlight of this home is the generously sized covered balcony, complete with a gas line for year-round outdoor entertaining. The gourmet kitchen stands as a testament to modern design, featuring built-in paneled appliances, including a refrigerator and dishwasher, alongside a premium gas-stove. Beautiful brass hardware add refined touches to this culinary space. The primary bedroom suite offers a spa-like retreat with its custom walk-in closet and luxurious ensuite bathroom, featuring dual vanities and a glass-enclosed shower. The spacious second bedroom is also equally well-appointed. Full air conditioning throughout with three separate units - one in each bedroom and an additional third A/C unit in the main living space ensures year-round comfort. Building amenities enhance the living experience with a third-floor fitness center, bike storage and repair facilities, pet wash station, and dedicated storage space across the hall. TWO SIDE BY SIDE TITLED UNDERGROUND PARKING stalls and front



desk security provide peace of mind. Located in a thriving, walkable community, residents enjoy easy access to boutique shopping, dining, entertainment, and outdoor recreation. The proximity to the University of Calgary, hospitals, and major transit routes makes this location ideal for those seeking a connected urban lifestyle.

Built in 2021

Essential Information

MLS® #	A2203936
Price	\$669,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	315, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6M2

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Visitor Parking, Workshop, Park
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Stone Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

Additional Information

Date Listed	March 19th, 2025
Days on Market	31
Zoning	M-2

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.