

# \$735,000 - 414, 4275 Norford Avenue Nw, Calgary

MLS® #A2203640

**\$735,000**

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	\$735,000
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 8  
Zoning M-2

### **Listing Details**

Listing Office eXp Realty

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