

**412, 4160 Norford Avenue NW
Calgary, Alberta**

MLS # A2258966



\$379,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	543 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Tile Counters		

Inclusions: N/A

Discover the art of refined living in this sophisticated 1 bedroom, 1 bathroom residence (602 Sqft from builder's measurement), located in one of the city's most prestigious and fast-rising communities. Still under New Home Warranty and impeccably maintained, this home offers a rare blend of elegance, comfort, and lasting value. Step inside to a bright, intelligently designed layout that exudes modern sophistication. Highlights include polished quartz countertops, fully upgraded LVP (Luxury Vinyl Plank) flooring and kitchen, branded appliances, in-suite laundry, and a private balcony with dual access from both the living room and primary suite — the perfect retreat for morning espresso or a glass of wine at sunset as the city glows beneath you. Your oversized, heated underground parking stall sits mere steps from the elevator, ensuring everyday convenience with a touch of luxury. The building itself is a showcase of exceptional craftsmanship and timeless design, offering residents not only a state-of-the-art fitness centre but also the prestige of living in a community where homes are seldom available. Beyond your residence, you'll find the very best of University Avenue just moments away — from upscale dining and curated boutiques to daily essentials and effortless transit connections. Whether you seek a luxury pied-à-terre, an exclusive investment, or a refined space to rightsize into, this home embodies elevated urban living. Act swiftly — opportunities of this calibre disappear as quickly as the sunset views you'll come to cherish.