

**405, 4275 Norford Avenue NW
 Calgary, Alberta**

MLS # A2259691



\$505,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | University District | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 762 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 502 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-2 |
| Foundation: | Other, Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: Air Makeup Unit

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.