

414, 4275 Norford Avenue NW
Calgary, Alberta

MLS # A2203640



\$699,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: 2 Portable Air Conditioners Units

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’ll 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 cafés, 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.