

**319, 4275 Norford Avenue NW  
 Calgary, Alberta**

**MLS # A2241863**



**\$599,900**

|                  |                                                |               |                  |
|------------------|------------------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)             |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                    |               |                  |
| <b>Size:</b>     | 914 sq.ft.                                     | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                              | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Garage Faces Front, Guest, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                              |               |                  |
| <b>Lot Feat:</b> | -                                              |               |                  |

|                    |                                                                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                             | <b>Condo Fee:</b> | \$ 659 |
| <b>Basement:</b>   | -                                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Mixed                                                                                                                                  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                           |                   |        |

Welcome to your new home in the heart of the vibrant University District! This exceptional 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and convenience in one of Calgary's most sought-after communities. Step into a thoughtfully designed and spacious layout featuring a unique floor plan and an abundance of natural light flowing through every room. The modern kitchen is a true showstopper, fully upgraded with premium quartz countertops, sleek cabinetry, elegant backsplash, and a stylish eating bar—ideal for both everyday living and entertaining. The open-concept design enhances the space, creating a seamless flow between the kitchen, dining, and living areas. Enjoy your morning coffee or evening unwind on the massive private balcony, offering additional space to relax or host friends during Calgary's beautiful seasons. The unit includes two generously sized bedrooms, both with ample closet space and access to beautifully finished bathrooms—perfect for professionals, students, or small families. Additional highlights include in-suite laundry, upgraded lighting throughout, and ample storage solutions. This unit comes with a titled underground parking stall, offering added value and peace of mind. The building itself boasts impressive amenities, including a fitness room conveniently located on the same floor, a bike storage room, cycle room, and a pet wash station—catering to every lifestyle need. Situated in the award-winning University District, this condo offers unmatched location benefits. You're just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, restaurants, cafés, grocery stores, movie theatre, parks, and endless walking trails. Whether you're a first-time buyer, investor, downsizer, or looking for a prime

location near campus and medical facilities, this home offers tremendous value, modern luxury, and urban convenience. Don't miss your chance to live in one of Calgary's most walkable and dynamic neighborhoods. Schedule your private showing today and experience the lifestyle University District has to offer!