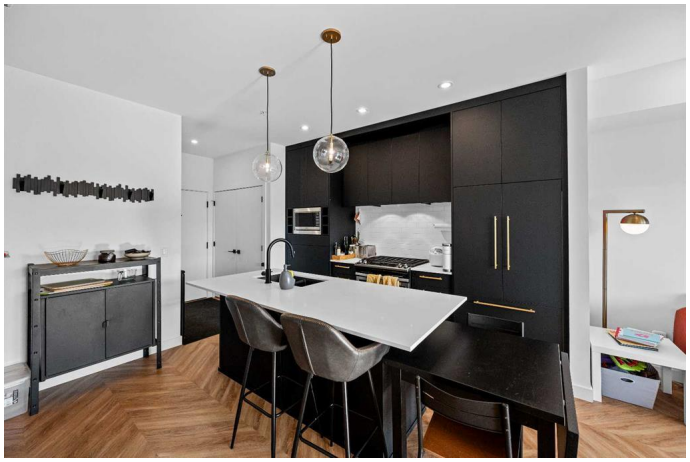
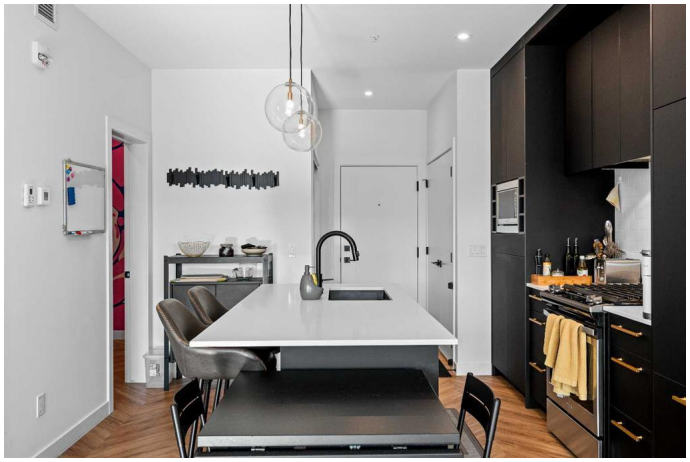
$520,000 - 403, 4275 Norford Avenue Nw, Calgary

MLS® #A2210075

$520,000
2 Bedroom, 1.00 Bathroom, 714 sqft
Residential on 0.00 Acres





University District, Calgary, Alberta

Welcome to Calgaryâ€™s University District â€” a dynamic and walkable community that blends modern living with everyday convenience. Just steps away from shops, restaurants, and entertainment, this vibrant neighborhood is ideally located near the University of Calgary, Alberta Childrenâ€™s Hospital, Foothills Medical Centre, and the scenic Bow River pathways. Plus, Downtown Calgary is only a quick 10-minute drive, making this location perfect for students and professionals alike.

Inside the unit, youâ€™ll find upscale finishes including luxury vinyl plank flooring in a stylish herringbone pattern, sleek quartz countertops, and a contemporary neutral color scheme. Enjoy your private extra extended patio â€”perfect for entertaining. The building is pet-friendly, creating a welcoming environment for all residents.

The spacious primary bedroom is located just off the living room and sits next to a luxurious 5-piece bathroom. A pocket door separates the double vanity from the toilet and shower, adding both function and privacy. The second bedroom offers flexibilityâ€”ideal for a home office or shared living.

Love to cook? This chef-inspired kitchen features high-end appliances including a natural gas oven and cooktop, dishwasher, and a premium refrigerator. For your ouutdoor

BBQ,, you can enjoy it on your large 100+ square feet south facing!

Additional highlights include titled underground parking stalls underground visitor parking, a 24-hour fitness center, bike storage, and a convenient pet wash station.

Whether you're looking for your next home or a smart investment, this unit offers unmatched access to local favorites like Save-On-Foods, Monogram Coffee, Starbucks, YYC Cycle, OrangeTheory, OEB, Village Ice Cream, The Alley Bubble Tea, Market Wines, Staples, Banquet, Borough Bar and Grill, Clever Daycare, Cineplex VIP Theatre, and a nearby off-leash dog park.

Welcome to your new home in the heart of it all.

Built in 2021

Essential Information

MLS® #	A2210075
Price	$520,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	714
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6M2

Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Secured Parking, Visitor Parking, Dog Park
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame

Additional Information

Date Listed	April 14th, 2025
Days on Market	17
Zoning	M-2

Listing Details

Listing Office	eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.