

# \$599,900 - 209, 4275 Norford Avenue Nw, Calgary

MLS® #A2200833

**\$599,900**

2 Bedroom, 2.00 Bathroom, 979 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Look no further for your next home. This is your chance to purchase a lovely condo in sought after University District! This 2 bedroom, 2 bathroom, 979 sq ft apartment style condo will be perfect for a couple, single person, or roommates. This open concept unit has lots of natural light, charming herringbone vinyl flooring, sliding patio doors onto a balcony with a gas line for year-round grilling. The gourmet kitchen has built-in paneled refrigerator and dishwasher with a gas-grill stove, and a built-in microwave. The primary bedroom has a walk-in closet with custom built shelves, plus an ensuite with a dual sink vanity and a glass-enclosed shower. The second bedroom is situated next to the main bathroom where the stacking washer and dryer is located. There is a fitness center located on the 3rd floor. Included in this purchase are TWO TITLED parking stalls and an assigned storage locker in the underground heated parkade. There is bicycle storage and a pet wash in the parkade. This condo would be great for interns and students, being in the area of the University of Calgary, Foothills Hospital, Alberta Children's Hospital. University District has it all within walking distance to restaurants, shopping, a cineplex, and there is even a hotel! See the virtual tour and photos and call your favourite Realtor to view this property today!

Built in 2022



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200833          |
| Price          | \$599,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 979               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 209, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 6M2                     |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Snow Removal, Storage, Trash |
| Parking Spaces | 2                                                         |
| Parking        | Owned, Underground                                        |
| # of Garages   | 2                                                         |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range |
| Heating           | Baseboard                                                                                                              |
| Cooling           | None                                                                                                                   |
| # of Stories      | 4                                                                                                                      |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

Construction      Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed      March 10th, 2025

Days on Market    43

Zoning            M-2

### **Listing Details**

Listing Office      CIR Realty

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