\$619,000 - 209, 4275 Norford Avenue Nw, Calgary

MLS® #A2200833

\$619,000

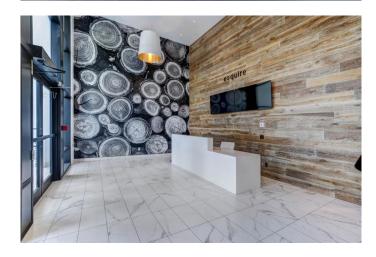
2 Bedroom, 2.00 Bathroom, 979 sqft Residential on 0.00 Acres

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 \$619,000

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 Underground, Owned

of Garages 2

Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Elevator

Appliances Built-In Gas Range, Dishwasher, Garage Control(s), Garburator,

Microwave, Refrigerator, Washer/Dryer, Window Coverings

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 1

Zoning M-2

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.