

# \$399,900 - 124, 4275 Norford Avenue Nw, Calgary

MLS® #A2247064

**\$399,900**

2 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

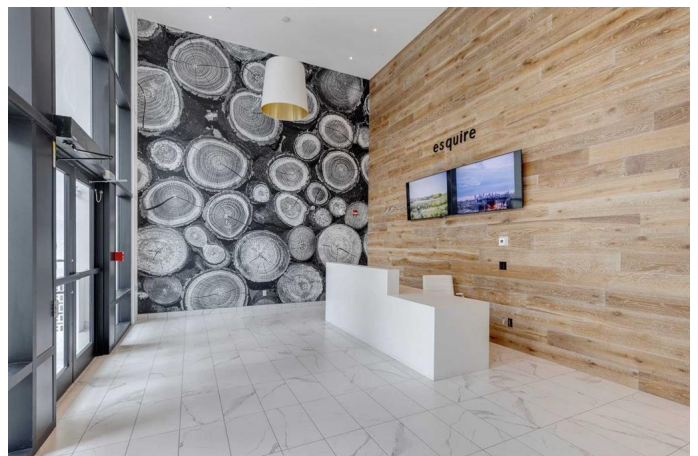
University District, Calgary, Alberta

Super elegant 2 bedroom 1 bath apartment condo in a brilliant main floor location with direct access to an on grade patio which opens to the very pretty + fully secured courtyard. With an excellent layout, open concept living + primary bedroom with large closet + access to the full bath, this is an ideal property. Its sleek finishing's include stylish luxury vinyl plank flooring throughout, quartz countertops + panel ready appliances in the efficient kitchen. The unit has ensuite laundry + ample storage + titled parking + a storage locker. This popular pet friendly building has a very pleasing lobby + decor in the common areas + includes a large number of visitor parking spots, private 24-hour fitness centre, bike storage.â€” University district is a vibrant area with with a variety of excellent restaurants, grocery stores all within walking distance. Also walking distance to two hospitals (Childrens + Foothills)+ U of C. A great opportunity!

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247064  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 594       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2021              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 124, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 6M2                     |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Gazebo, Picnic Area |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Stall                                                                                                                               |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 4                                                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Courtyard    |
| Roof              | Flat         |
| Construction      | Brick, Mixed |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 21               |
| Zoning         | M-2              |

### Listing Details

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