

# \$649,900 - 319, 4275 Norford Avenue Nw, Calgary

MLS® #A2241863

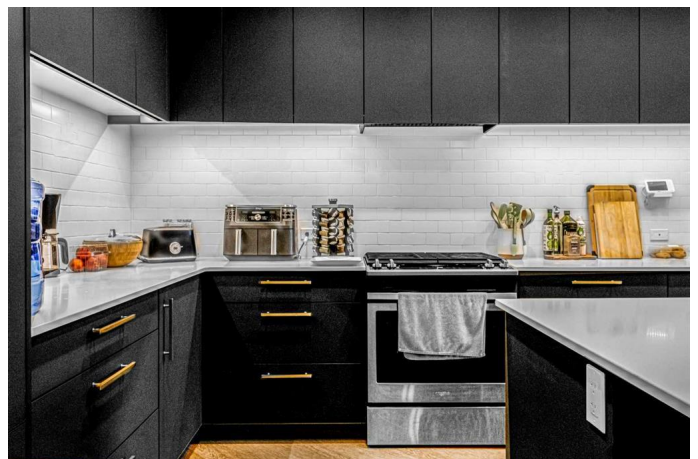
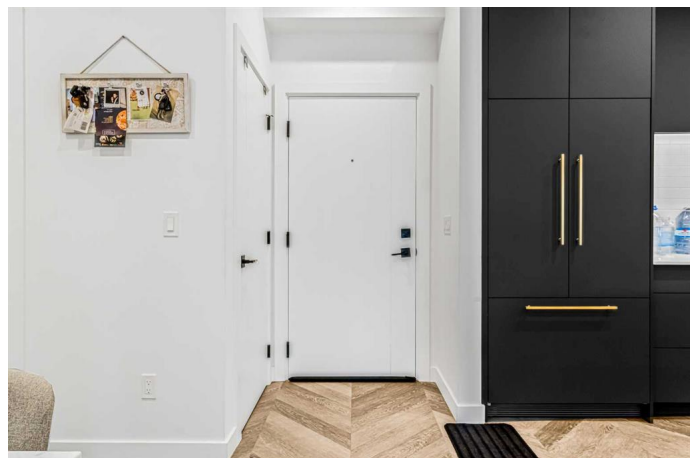
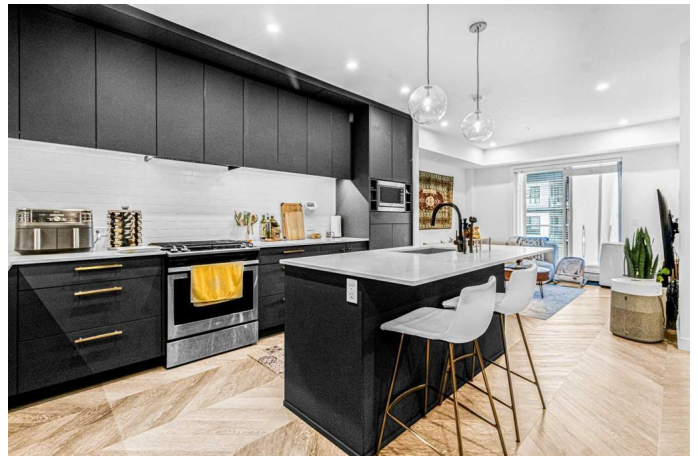
**\$649,900**

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

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. Youâ€™re just minutes from the University of Calgary, Alberta Childrenâ€™s Hospital, Foothills Medical Centre, Market Mall, restaurants, cafÃ©s, grocery stores, movie theatre, parks, and endless walking trails. Whether youâ€™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. Donâ€™t miss your chance to live in one of Calgaryâ€™s most walkable and dynamic neighborhoods. Schedule your private showing today and experience the lifestyle University District has to offer!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241863          |
| Price          | \$649,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 914               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 319, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |

Postal Code T3B 6M2

### Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash

Parking Spaces 1

Parking Garage Faces Front, Guest, Titled, Underground

### Interior

Interior Features Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

### Exterior

Exterior Features Balcony, BBQ gas line, Courtyard, Lighting

Construction Brick, Mixed

### Additional Information

Date Listed July 24th, 2025

Days on Market 11

Zoning M-2

### Listing Details

Listing Office Century 21 Bravo 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.