

# \$379,000 - 412, 4160 Norford Avenue Nw, Calgary

MLS® #A2258966

**\$379,000**

1 Bedroom, 1.00 Bathroom, 543 sqft

Residential on 0.00 Acres

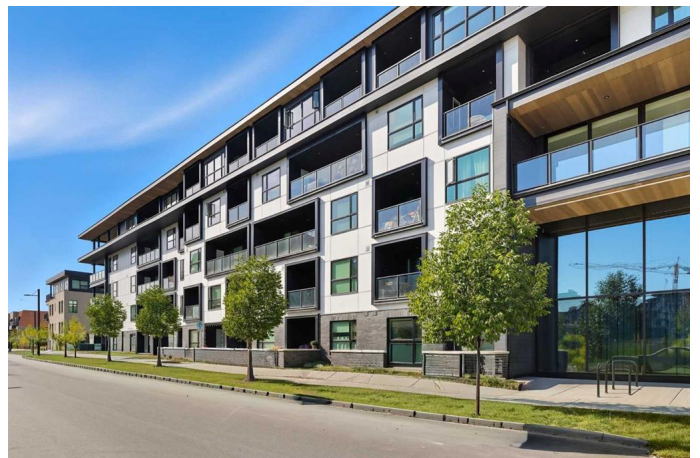
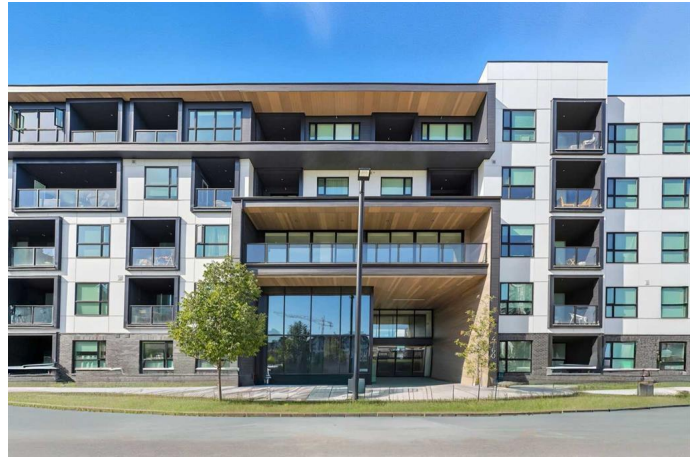
University District, Calgary, Alberta

Discover the art of refined living in this sophisticated 1 bedroom, 1 bathroom residence (602 Sqft from builder's measurement), located in one of the city's most prestigious and fast-rising communities. Still under New Home Warranty and impeccably maintained, this home offers a rare blend of elegance, comfort, and lasting value.

Step inside to a bright, intelligently designed layout that exudes modern sophistication. Highlights include polished quartz countertops, fully upgraded LVP (Luxury Vinyl Plank) flooring and kitchen, branded appliances, in-suite laundry, and a private balcony with dual access from both the living room and primary suite – the perfect retreat for morning espresso or a glass of wine at sunset as the city glows beneath you.

Your oversized, heated underground parking stall sits mere steps from the elevator, ensuring everyday convenience with a touch of luxury. The building itself is a showcase of exceptional craftsmanship and timeless design, offering residents not only a state-of-the-art fitness centre but also the prestige of living in a community where homes are seldom available.

Beyond your residence, you'll find the very best of University Avenue just moments away – from upscale dining and curated boutiques to daily essentials and effortless transit



connections.

Whether you seek a luxury pied-à-terre, an exclusive investment, or a refined space to rightsize into, this home embodies elevated urban living. Act swiftly — opportunities of this calibre disappear as quickly as the sunset views you’ll come to cherish.

Built in 2023

**Essential Information**

MLS® #	A2258966
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	543
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	412, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L8

**Amenities**

Amenities	Elevator(s), Fitness Center, Park, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Tile Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Oven, Refrigerator, Washer
Heating	Baseboard, Radiant
Cooling	Central Air
# of Stories	5

## Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete, Wood Frame

## Additional Information

Date Listed	September 25th, 2025
Days on Market	2
Zoning	M-2
HOA Fees	1
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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