

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

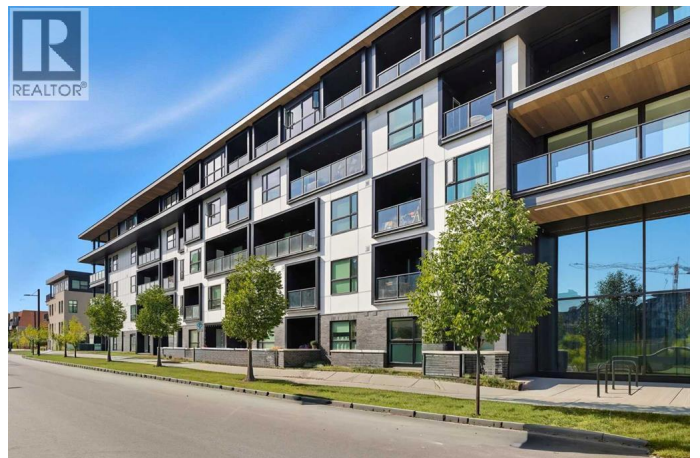
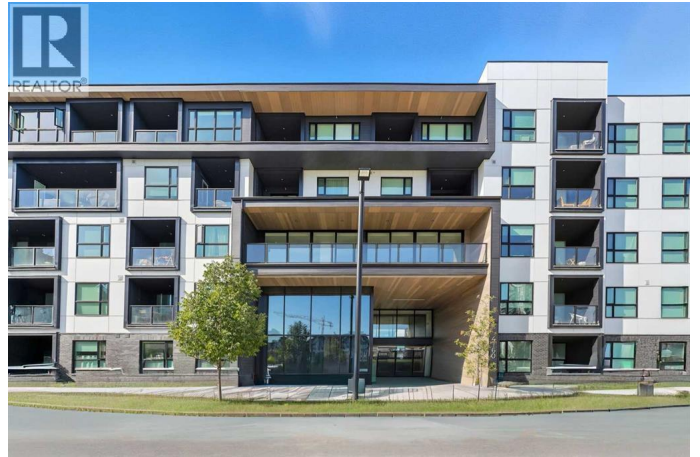
MLS® #A2258966

\$379,000

1 Bedroom, 1.00 Bathroom, 543 sqft
Single Family 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 â€” opportunities of this calibre disappear as quickly as the sunset views youâ€™ll come to cherish. (id:6289)

Built in 2023

Essential Information

Listing #	A2258966
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Square Footage	543
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	412, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6L8

Amenities

Amenities	Park, Schools, Shopping, Exercise Centre
Features	Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Oven, Dryer, Microwave
Heating	Baseboard heaters, Radiant heat
Cooling	Central air conditioning
# of Stories	5

Exterior

Exterior	Brick, Composite Siding, Concrete
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Construction Poured concrete, Wood frame

Listing Details

Listing Office TREC The Real Estate Company



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