

# \$495,000 - 105, 4275 Norford Avenue Nw, Calgary

MLS® #A2260421

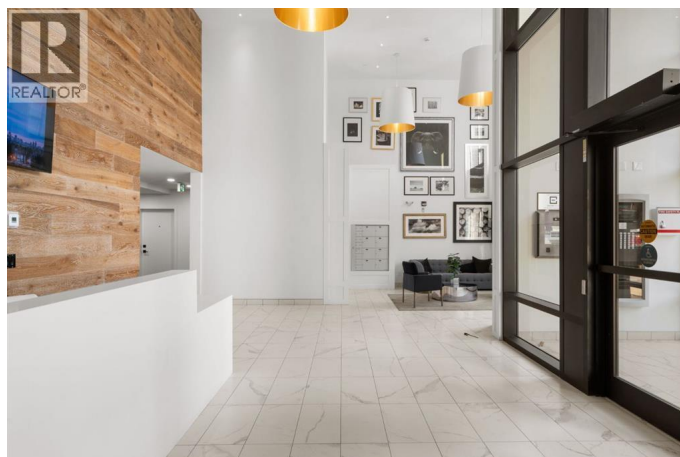
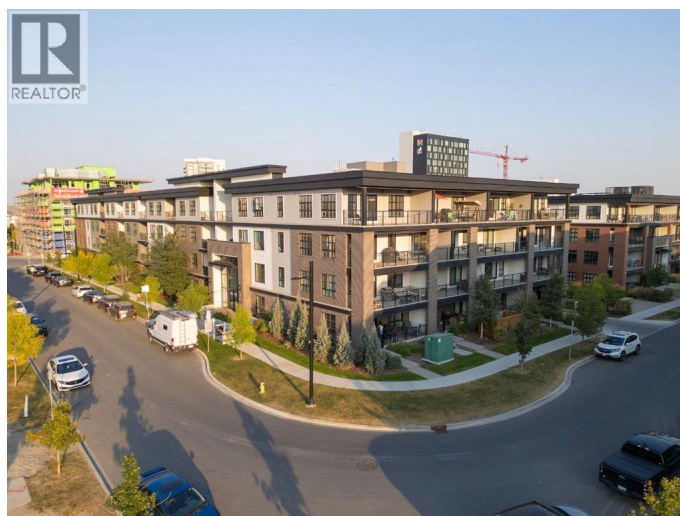
**\$495,000**

2 Bedroom, 1.00 Bathroom, 700 sqft

Single Family on 0.00 Acres

University District, Calgary, Alberta

Welcome to Unit 105 at 4275 Norford Ave NW in Calgary's sought-after University District. This modern corner-floor condo offers 700 sq ft of thoughtfully designed living space with a rare private entrance and oversized patio on the west side, perfect for having a BBQ and a few drinks with friends. Inside, the open-concept layout features a sleek kitchen with black cabinetry, quartz countertops, gold hardware, built-in appliances, and a spacious island with seating. The kitchen flows seamlessly into the bright living area, highlighted by large windows that flood the space with natural light and provide direct access to the patio. The primary bedroom includes a walk-in closet, while the second bedroom is ideal for guests, a home office, or flex space. A 4-piece bathroom boasts contemporary finishes with tiled tub surround and a wide vanity. Additional features include in-suite laundry, luxury vinyl plank flooring, secure underground parking, a shared underground work shop room if you have a project to build, heated storage, and heated underground bike storage. Set in the vibrant University District, this home places you within walking distance of trendy shops, restaurants, parks, and essential amenities, with easy access to the University of Calgary, Alberta Children's Hospital, and downtown. Whether you're looking to downsize, invest, or find your first home, this stylish ground-level unit offers the perfect urban lifestyle. (id:6289)



Built in 2022

## Essential Information

Listing #	A2260421
Price	\$495,000
Bedrooms	2
Bathrooms	1.00
Square Footage	700
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	105, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6M2

## Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
Features	Elevator, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Underground

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Window Coverings, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
# of Stories	4

## Exterior

Exterior	Brick, Composite Siding
Construction	Wood frame

## Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on October 14th, 2025 at 10:46pm PDT