



THE
A-TEAM

**RE/MAX
FIRST**

4275 NORFORD Avenue #323, Calgary T3B 6M2

MLS® #: **A2185470**

Area: **University District**

Listing Date: **01/16/25**

List Price: **\$574,786**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **895**
Low Sqft:
Ttl Sqft: **895**

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Courtyard, Lighting**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 11`3"	Dining Room	Main	14`10" x 10`11"
Kitchen	Main	13`11" x 9`11"	Bedroom - Primary	Main	14`2" x 11`5"
Bedroom	Main	10`0" x 9`1"	4pc Ensuite bath	Main	14`2" x 4`10"
4pc Bathroom	Main	8`10" x 5`6"			

Legal/Tax/Financial

Condo Fee:
\$641

Title: **Fee Simple**
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2111583**

Remarks

Pub Rmks: **If you are looking for Style, Sophistication and Convenience, Welcome, you have arrived!!!. Located in the heart of the trendy University district, everything you need is right here. You will be impressed the minute you enter the welcoming, beautiful lobby of the building. This open concept floor plan, 2 Bedroom, 2 Bathrooms unit itself is just as beautiful. Nice flooring complements the impressive finishing throughout the home. Chef's kitchen with its ceiling high cabinets, upgraded tiles, stainless steel appliances, Gas Range, large central island and granite counters home. The spacious Living room overlooks the courtyard and Garden. The Primary suite has a walk-in closet, and a 4 piece En-suite bathroom with double sinks, and a nice big shower. There is In-suite laundry for your convenience. The balcony offers a nice view overlooking the courtyard with a gazebo, and Garden space. The building also comes with many amenities that you will enjoy and appreciate. Underground heated parking, Fitness/Gym, Pet wash and Spa, Bike storage/Bike work Shop, Hobby workshop, extra storage space. You will fall in love with the vibrant and active University district community which has a lot to offer. Close to Children's Hospital, Foothills Medical center, University of Calgary, Market mall, Shops, Grocery stores, even an Ice cream shop, Coffee shops, theater, Daycare, Pathways, off-leash dog park, staples, wine shops and more. Come to a great lifestyle. You will love it here!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







