



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4275 NORFORD Avenue #413, Calgary T3B 6H3**

MLS® #: **A2191417**

Area: **University District**

Listing Date: **02/01/25**

List Price: **\$679,000**

Status: **Pending**

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: **952**

Low Sqft:

Ttl Sqft: **952**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**36**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**  
Sewer: **Balcony,BBQ gas line**

Construction: **Brick,Mixed,Wood Frame**

Flooring: **Tile,Vinyl Plank**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Range,Oven,Range Hood,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Pantry,Smart Home,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                     | Level       | Dimensions           | Room                | Level       | Dimensions           |
|--------------------------|-------------|----------------------|---------------------|-------------|----------------------|
| <b>3pc Ensuite bath</b>  | <b>Main</b> | <b>4`11" x 9`8"</b>  | <b>4pc Bathroom</b> | <b>Main</b> | <b>9`7" x 5`6"</b>   |
| <b>Bedroom</b>           | <b>Main</b> | <b>9`8" x 10`1"</b>  | <b>Bedroom</b>      | <b>Main</b> | <b>9`8" x 9`5"</b>   |
| <b>Kitchen</b>           | <b>Main</b> | <b>16`1" x 14`9"</b> | <b>Living Room</b>  | <b>Main</b> | <b>11`7" x 14`1"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>10`0" x 12`4"</b> |                     |             |                      |

Legal/Tax/Financial

Condo Fee: **\$659**

Title: **Leasehold**

Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **2111583**

Remarks

Pub Rmks: **Discover the perfect balance of comfort and style in this spacious 3-bedroom, 2-bathroom condo, right in the heart of the University District. With 952 square feet of well-designed living space, this home offers an open, airy layout filled with natural light from large, energy-efficient windows. The 9-foot ceilings and luxury vinyl plank flooring add a modern, warm touch throughout. The kitchen is designed for both everyday living and entertaining, featuring quartz countertops, sleek cabinetry with soft-close doors, stainless steel appliances, and an undermount sink with a contemporary faucet. The living and dining areas flow seamlessly to a private balcony, ideal for relaxing or hosting friends. The primary bedroom includes a walk-through closet leading to an ensuite with quartz counters, modern fixtures, and a tiled shower. Two additional bedrooms offer flexibility for a guest room, office, or personal space. You'll also appreciate the convenience of in-suite laundry with Energy Star appliances. As part of this vibrant community, you'll have access to top-notch amenities including a fitness center, movement and spin studios, a pet spa, bike storage with a repair workshop, and beautifully maintained outdoor spaces. Located close to the University of Calgary, Foothills Medical Centre, Market Mall, and a variety of shops and restaurants, this condo is the perfect place to call home. Book your showing today and experience everything this incredible property has to offer.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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











