



THE
A-TEAM

**RE/MAX
FIRST**

4275 NORFORD Avenue #302, Calgary T3B 6M2

MLS® #: **A2197150** Area: **University District** Listing Date: **03/03/25** List Price: **\$598,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade,Underground

Finished Floor Area

Abv Sqft: **918**
 Low Sqft:
 Ttl Sqft: **918**

DOM

6

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Concrete,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`5" x 15`7"	Bedroom - Primary	Main	12`1" x 11`7"
Living Room	Main	9`0" x 19`7"	4pc Ensuite bath	Main	11`4" x 4`8"
4pc Bathroom	Main	7`6" x 4`9"	Bedroom	Main	11`3" x 10`2"

Legal/Tax/Financial

Condo Fee: **\$659** Title: **Leasehold** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2111583**

Remarks

Pub Rmks: **Nestled in the heart of the vibrant University District, this exquisite 2-bedroom, 2-bathroom CORNER UNIT offers a blend of luxury, convenience, and unparalleled design. Boasting soaring 9-foot ceilings and elegant herringbone vinyl flooring, this open-concept residence is bathed in natural light from expansive SE and SW facing windows and sliding patio doors, leading to a massive triple-sized covered balcony—a serene outdoor retreat complete with a gas line for year-round grilling. The chef-inspired kitchen is a true masterpiece, featuring a built-in paneled refrigerator and dishwasher, a premium gas-grill stove, and a sleek built-in microwave, beautiful brass hardware, all seamlessly integrated within elegant push-to-open cabinetry for a sophisticated, modern touch. The elegant primary suite boasts tray ceilings, private balcony access, a breathtaking walk-in closet with custom built-ins, and a spa-inspired 4-piece ensuite featuring dual vanities and a sleek glass-enclosed shower. The second bedroom seamlessly transitions into a sophisticated home office or study, featuring a custom high-end Murphy bed, built-in desk, bookshelves, and a spacious walk-in closet for both style and functionality. Indulge in the exceptional 3rd-floor fitness center, mere steps from your door, along with premium amenities such as bike storage and repair, a pet wash, TWO ASSIGNED storage units, titled underground parking, and front desk security. The University District is a vibrant, master-planned community that seamlessly blends urban convenience with a lively, walkable atmosphere. Located near the University of Calgary, this thriving neighborhood offers an eclectic mix of trendy boutiques, gourmet restaurants, cozy cafés, and entertainment options, including a state-of-the-art movie theatre. Designed with a strong sense of community, it features beautiful parks, scenic walking and biking trails, a dog park, and year-round events. With its proximity to Market Mall, hospitals, and major transit routes, the University District is an ideal location for professionals, students, and families seeking a dynamic yet connected lifestyle. Don't miss your chance to own this incredible unit!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







