



THE A-TEAM

RE/MAX FIRST

4275 NORFORD Avenue #315, Calgary T3B 6M2

MLS® #: A2203936 Area: University District Listing Date: 03/19/25 List Price: \$669,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2021
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 954
Low Sqft:
Ttl Sqft: 954

DOM
17
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment-Single Level Unit

Access:
Lot Feat:
Park Feat: Parkade, Underground

Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony, BBQ gas line

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

Kitchen Appl: Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Stone Counters, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Bedroom, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$659 Title: Fee Simple Zoning: M-2

Fee Freq:  
**Monthly**

Legal Desc: **2111583**

Remarks

Pub Rmks: **Welcome to this stunning corner unit condominium in the vibrant University District, where luxury meets contemporary living. This exceptional two-bedroom, two-bathroom residence showcases sophisticated design elements throughout, beginning with elegant herringbone vinyl flooring and soaring 9-foot ceilings that create an impressive sense of space. The open-concept living area flows seamlessly, illuminated by abundant natural light streaming through large windows. A highlight of this home is the generously sized covered balcony, complete with a gas line for year-round outdoor entertaining. The gourmet kitchen stands as a testament to modern design, featuring built-in paneled appliances, including a refrigerator and dishwasher, alongside a premium gas-stove. Beautiful brass hardware add refined touches to this culinary space. The primary bedroom suite offers a spa-like retreat with its custom walk-in closet and luxurious ensuite bathroom, featuring dual vanities and a glass-enclosed shower. The spacious second bedroom is also equally well-appointed. Full air conditioning throughout with three separate units - one in each bedroom and an additional third A/C unit in the main living space ensures year-round comfort. Building amenities enhance the living experience with a third-floor fitness center, bike storage and repair facilities, pet wash station, and dedicated storage space across the hall. **TWO SIDE BY SIDE TITLED UNDERGROUND PARKING** stalls and front desk security provide peace of mind. Located in a thriving, walkable community, residents enjoy easy access to boutique shopping, dining, entertainment, and outdoor recreation. The proximity to the University of Calgary, hospitals, and major transit routes makes this location ideal for those seeking a connected urban lifestyle.**

Inclusions: **3 - A/C units**  
Property Listed By: **RE/MAX Landan Real Estate**

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









