

\$495,500 - 204, 4275 Norford Avenue Nw, Calgary

MLS® #A2270025

\$495,500

2 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Prime University District Condo – Location and Lifestyle!

Welcome to this beautifully designed 2nd floor, 2-bedroom, 1-bathroom condo located just minutes from the University of Calgary, in the heart of the dynamic University District. This home is an exceptional opportunity for first-time buyers, investors, or anyone seeking a high-value, connected urban lifestyle in one of Calgary's premier communities.

Step into a bright and spacious open-concept layout featuring large windows in the living room that optimize natural light. The contemporary kitchen is a chef's delight, boasting luxurious quartz countertops, full-height cabinetry, built-in and stainless steel appliances—perfect for daily living and hosting guests. Both bedrooms are generously sized, offering excellent privacy and comfort with a sleek modern bathroom.

Ownership includes your own spacious private balcony—ideal for morning coffee or relaxing evenings—as well as the indispensable convenience of in-suite laundry and a highly valuable titled underground parking stall and assigned storage locker.

As an owner, you gain the convenience of being steps from shops, cafes, green spaces, and public transit. With the University of Calgary just a short walk or bike ride away, this investment offers unmatched lifestyle and



location appreciation potential.

Don't miss your chance to own a stunning, turnkey condo in the sought-after University District. Start building equity today!

Built in 2021

Essential Information

MLS® #	A2270025
Price	\$495,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6M2

Amenities

Amenities	Fitness Center
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Washer, Built-In Freezer

Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	November 11th, 2025
Days on Market	2
Zoning	M-2

Listing Details

Listing Office	Elevate Property Management
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.