# \$599,900 - 209, 4275 Norford Avenue Nw, Calgary

MLS® #A2200833

## \$599,900

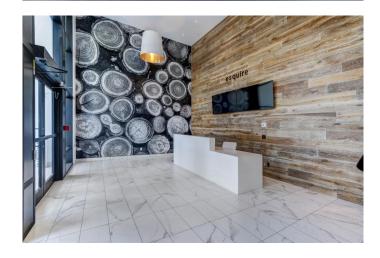
2 Bedroom, 2.00 Bathroom, 979 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Look no further for your next home. This is your chance to purchase a lovely condo in sought after University District! This 2 bedroom, 2 bathroom, 979 sq ft apartment style condo will be perfect for a couple, single person, or roommates. This open concept unit has lots of natural light. charming herringbone vinyl flooring, sliding patio doors onto a balcony with a gas line for year-round grilling. The gourmet kitchen has built-in paneled refrigerator and dishwasher with a gas-grill stove, and a built-in microwave. The primary bedroom has a walk-in closet with custom built shelves, plus an ensuite with a dual sink vanity and a glass-enclosed shower. The second bedroom is situated next to the main bathroom where the stacking washer and dryer is located. There is a fitness center located on the 3rd floor. Included in this purchase are TWO TITLED parking stalls and an assigned storage locker in the underground heated parkade. There is bicycle storage and a pet wash in the parkade. This condo would be great for interns and students, being in the area of the University of Calgary, Foothills Hospital, Alberta Children's Hospital. University District has it all within walking distance to restaurants, shopping, a cineplex, and there is even a hotel! See the virtual tour and photos and call your favourite Realtor to view this property today!







Built in 2022

#### **Essential Information**

MLS® # A2200833 Price \$599,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 979
Acres 0.00
Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 209, 4275 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6M2

#### **Amenities**

Amenities Elevator(s), Fitness Center, Snow Removal, Storage, Trash

Parking Spaces 2

Parking Underground, Owned

# of Garages 2

#### Interior

Interior Features Elevator, Granite Counters, Kitchen Island, No Animal Home, No

**Smoking Home** 

Appliances Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator,

Washer/Dryer, Window Coverings, Built-In Gas Range

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard

Construction Brick, Concrete, Wood Frame

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 25 Zoning M-2

## **Listing Details**

Listing Office CIR Realty

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