

\$598,000 - 302, 4275 Norford Avenue Nw, Calgary

MLS® #A2197150

\$598,000

2 Bedroom, 2.00 Bathroom, 918 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

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!

Built in 2022

Essential Information

MLS® #	A2197150
Price	\$598,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	302, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 6M2

Amenities

Amenities Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Workshop

Parking Spaces 1

Parking Parkade, Underground

Interior

Interior Features 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)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, Courtyard

Construction Brick, Concrete, Wood Frame

Additional Information

Date Listed March 3rd, 2025

Days on Market 11

Zoning M-2

Listing Details

Listing Office eXp Realty

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.