

\$449,800 - 122, 4275 Norford Avenue Nw, Calgary

MLS® #A2144212

\$449,800

2 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

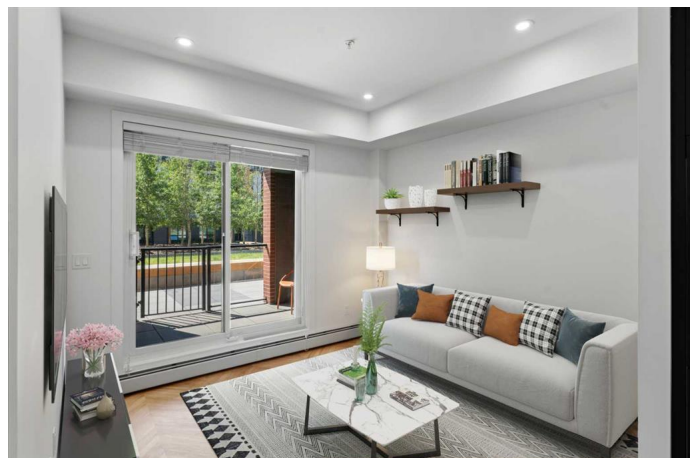
University District, Calgary, Alberta

Welcome to Calgary's University District, a vibrant community offering a mix of modern living and convenient amenities. This area is within walking distance of various shops, restaurants, and entertainment options. It's also close to the University of Calgary, Alberta Children's Hospital, Foothills Hospital, and the scenic Bow River pathways. Plus, it's just a quick 10-minute drive to Downtown Calgary, making it an ideal location for both students and professionals.

This unit features luxury vinyl plank herringbone flooring, quartz countertops, and a neutral color palette. Enjoy views of the fully landscaped courtyard with pergolas for entertaining from your private, south-facing 11.5' wide by 7' deep covered outdoor patio. The patio includes a gas hookup for your BBQ and its own entrance with a condo board-approved wrought iron and glass gate, making it perfect for your dog to relax outside. The building is pet-friendly, ensuring a welcoming environment for all.

The primary bedroom is just off the living room, adjacent to a 5-piece bathroom that features a pocket door separating the double vanity from the toilet and shower. The second bedroom is perfect for a home office or a roommate.

A chef's delight! Enjoy your beautiful kitchen, fully equipped with high-end appliances,



including a natural gas oven and cooktop, dishwasher, and a Fisher & Paykel refrigerator.

This condo also comes with two titled underground parking stalls, underground visitor parking, a 24-hour gym, two storage lockers, a pet wash, and bike storage.

Welcome to your new home or investment opportunity, with great amenities just down the street including Save-On-Foods, Monogram Coffee, Starbucks, YYC Cycle, Orange Theory, OEB, Village Ice Cream, The Alley - Bubble Tea, Market Wines, Staples, Banquet restaurant, Borough Bar and Grill, Clever Daycare, Cineplex VIP Theatre, and an off-leash dog park.

Built in 2021

Essential Information

MLS® #	A2144212
Price	\$449,800
Sold Price	\$430,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	589
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	122, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 6M2

Amenities

Amenities	Bicycle Storage, Fitness Center, Gazebo, Other, Park, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Guest, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Courtyard, Other
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 26th, 2024
Date Sold	August 12th, 2024
Days on Market	47
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.