

# \$899,900 - 401, 4275 Norford Avenue Nw, Calgary

MLS® #A2167074

**\$899,900**

2 Bedroom, 2.00 Bathroom, 1,401 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Experience luxury living in this top-floor custom 1400 sq ft penthouse located in the vibrant University District. Offering two titled parking stalls and three storage lockers, this two-bedroom, two-bathroom unit is designed for comfort and style.

The gourmet kitchen features an impressive 11-foot island, wine fridge, two built-in refrigerators, gas oven, and a pantry—perfect for entertaining. Stunning herringbone floors flow throughout the living space, complemented by a sleek linear electric fireplace with built-ins. Enjoy breathtaking views from two large decks—one with mountain views, the other overlooking the courtyard and park.

The spacious master bedroom has ample room for a king bed, boasts a walk-in closet with custom built-ins, and a luxurious four-piece ensuite with dual sinks. The second bedroom is versatile, with space for an office and includes a real Murphy bed, plus a second four-piece bathroom for added convenience. The laundry room provides extra storage and practicality, and pets are allowed with condo approval.

This building offers top-notch amenities, including a gym, courtyard, dog wash station, and bike storage rooms. The University District is just steps away from an urban dog park, Central Commons Park, local restaurants,



shops, grocery stores, a daycare, and the Cineplex VIP theatre. Nearby Market Mall provides additional shopping options.

With the University of Calgary, Children’s and Foothills Hospitals, transit, and major thoroughfares close by, this location offers excellent accessibility for commuting while still being within reach of everything you need in your neighborhood.

Don’t miss the opportunity to make this luxurious penthouse your new home!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2167074      |
| Price          | \$899,900     |
| Sold Price     | \$880,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,401         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 401, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B6M2                      |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Dog Park, Elevator(s), Fitness Center, Park, Playground |
| Parking Spaces | 2  |
| Parking        | Guest, Parkade, Secured, Stall, Titled, Underground, Owned               |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Bookcases |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove  |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| # of Stories      | 4   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Brick, Wood Frame                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2024 |
| Date Sold      | October 17th, 2024   |
| Days on Market | 28                   |
| Zoning         | M-2                  |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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