



GRASSROOTS
REALTY GROUP

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406, 4160 Norford Avenue NW
Calgary, Alberta

MLS # A2255207



\$354,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions:	N/A
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Don't miss this exceptional opportunity to own a stylish 1 bed, 1 bath condo in one of the city's most vibrant and fast-growing communities! This modern unit has been extremely well maintained, is fully move-in ready and still under New Home Warranty, offering peace of mind and unbeatable value! Step inside to find a bright and functional layout featuring sleek quartz countertops, in-suite laundry, and a private balcony with access from both the living room and bedroom – perfect for your morning coffee or evening unwind. Enjoy the convenience of a heated, oversized, underground parking stall located steps from the elevator. The building itself is exceptionally well built and thoughtfully designed, offering a level of quality and class that sets it apart. There's a reason units in this building rarely come to market – residents love where they live! Enjoy access to a state-of-the-art fitness facility and you're just a short walk to all major amenities on University Ave, including groceries, restaurants, shopping, and transit. Whether you're a first-time buyer, downsizer, or investor, this unit checks all the boxes. Act fast – this one won't last long!