



GRASSROOTS
REALTY GROUP

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**105, 4275 Norford Avenue NW
Calgary, Alberta**

MLS # A2260421



\$495,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: 2 Key Fobs

Welcome to Unit 105 at 4275 Norford Ave NW in Calgary's sought-after University District. This modern corner-floor condo offers 700 sq ft of thoughtfully designed living space with a rare private entrance and oversized patio on the west side, perfect for having a BBQ and a few drinks with friends. Inside, the open-concept layout features a sleek kitchen with black cabinetry, quartz countertops, gold hardware, built-in appliances, and a spacious island with seating. The kitchen flows seamlessly into the bright living area, highlighted by large windows that flood the space with natural light and provide direct access to the patio. The primary bedroom includes a walk-in closet, while the second bedroom is ideal for guests, a home office, or flex space. A 4-piece bathroom boasts contemporary finishes with tiled tub surround and a wide vanity. Additional features include in-suite laundry, luxury vinyl plank flooring, secure underground parking, a shared underground work shop room if you have a project to build, heated storage, and heated underground bike storage. Set in the vibrant University District, this home places you within walking distance of trendy shops, restaurants, parks, and essential amenities, with easy access to the University of Calgary, Alberta Children's Hospital, and downtown. Whether you're looking to downsize, invest, or find your first home, this stylish ground-level unit offers the perfect urban lifestyle.