



**323, 4275 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2185470**



**\$574,786**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

If you are looking for Style, Sophistication and Convenience, Welcome, you have arrived!!!. Located in the heart of the trendy University district, everything you need is right here. You will be impressed the minute you enter the welcoming, beautiful lobby of the building. This open concept floor plan, 2 Bedroom, 2 Bathrooms unit itself is just as beautiful. Nice flooring complements the impressive finishing throughout the home. Chef's kitchen with its ceiling high cabinets, upgraded tiles, stainless steel appliances, Gas Range, large central island and granite counters home. The spacious Living room overlooks the courtyard and Garden. The Primary suite has a walk-in closet, and a 4 piece En-suite bathroom with double sinks, and a nice big shower. There is In-suite laundry for your convenience. The balcony offers a nice view overlooking the courtyard with a gazebo, and Garden space. The building also comes with many amenities that you will enjoy and appreciate. Underground heated parking, Fitness/Gym, Pet wash and Spa, Bike storage/Bike work Shop, Hobby workshop, extra storage space. You will fall in love with the vibrant and active University district community which has a lot to offer. Close to Children's Hospital, Foothills Medical center, University of Calgary, Market mall, Shops, Grocery stores, even an Ice cream shop, Coffee shops, theater, Daycare, Pathways, off-leash dog park, staples, wine shops and more. Come to a great lifestyle. You will love it here!