



**GRASSROOTS**  
REALTY GROUP

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**403, 4275 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2210075**



**\$520,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 497
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Calgary's University District — a dynamic and walkable community that blends modern living with everyday convenience. Just steps away from shops, restaurants, and entertainment, this vibrant neighborhood is ideally located near the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and the scenic Bow River pathways. Plus, Downtown Calgary is only a quick 10-minute drive, making this location perfect for students and professionals alike. Inside the unit, you'll find upscale finishes including luxury vinyl plank flooring in a stylish herringbone pattern, sleek quartz countertops, and a contemporary neutral color scheme. Enjoy your private extra extended patio — perfect for entertaining. The building is pet-friendly, creating a welcoming environment for all residents. The spacious primary bedroom is located just off the living room and sits next to a luxurious 5-piece bathroom. A pocket door separates the double vanity from the toilet and shower, adding both function and privacy. The second bedroom offers flexibility — ideal for a home office or shared living. Love to cook? This chef-inspired kitchen features high-end appliances including a natural gas oven and cooktop, dishwasher, and a premium refrigerator. For your outdoor BBQ, you can enjoy it on your large 100+ square feet south facing! Additional highlights include titled underground parking stalls, underground visitor parking, a 24-hour fitness center, bike storage, and a convenient pet wash station. Whether you're looking for your next home or a smart investment, this unit offers unmatched access to local favorites like Save-On-Foods, Monogram Coffee, Starbucks, YYC Cycle, OrangeTheory, OEB, Village Ice Cream, The Alley Bubble Tea, Market Wines, Staples, Banquet, Borough Bar and Grill, Clever Daycare, Cineplex VIP Theatre,

and a nearby off-leash dog park. Welcome to your new home in the heart of it all.