

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 |
|-------------|-----|

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!