

\$379,000 - 412, 4160 Norford Avenue Nw, Calgary

MLS® #A2258966

\$379,000

1 Bedroom, 1.00 Bathroom, 543 sqft

Residential on 0.00 Acres

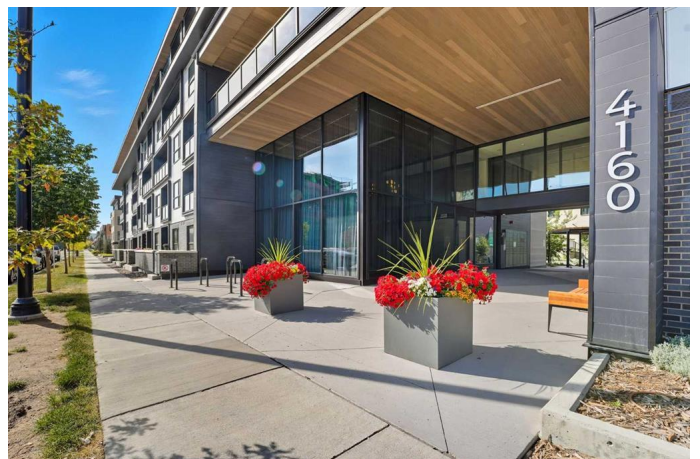
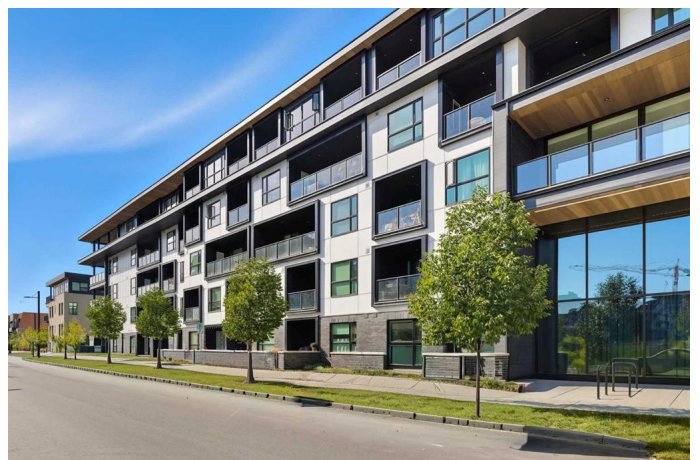
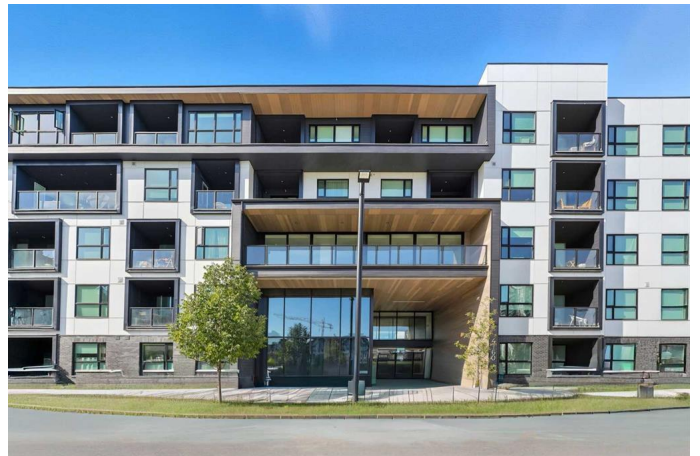
University District, Calgary, Alberta

Discover the art of refined living in this sophisticated 1 bedroom, 1 bathroom residence (602 Sqft from builder's measurement), located in one of the city's most prestigious and fast-rising communities. Still under New Home Warranty and impeccably maintained, this home offers a rare blend of elegance, comfort, and lasting value.

Step inside to a bright, intelligently designed layout that exudes modern sophistication. Highlights include polished quartz countertops, fully upgraded LVP (Luxury Vinyl Plank) flooring and kitchen, branded appliances, in-suite laundry, and a private balcony with dual access from both the living room and primary suite – the perfect retreat for morning espresso or a glass of wine at sunset as the city glows beneath you.

Your oversized, heated underground parking stall sits mere steps from the elevator, ensuring everyday convenience with a touch of luxury. The building itself is a showcase of exceptional craftsmanship and timeless design, offering residents not only a state-of-the-art fitness centre but also the prestige of living in a community where homes are seldom available.

Beyond your residence, you'll find the very best of University Avenue just moments away – from upscale dining and curated boutiques to daily essentials and effortless transit



connections.

Whether you seek a luxury pied-à-terre, an exclusive investment, or a refined space to rightsize into, this home embodies elevated urban living. Act swiftly â€” opportunities of this calibre disappear as quickly as the sunset views youâ€™ll come to cherish.

Built in 2023

Essential Information

MLS® #	A2258966
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	543
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L8

Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Tile Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Oven, Refrigerator, Washer
Heating	Baseboard, Radiant
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete, Wood Frame

Additional Information

Date Listed	September 25th, 2025
Days on Market	24
Zoning	M-2
HOA Fees	1
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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