# \$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.

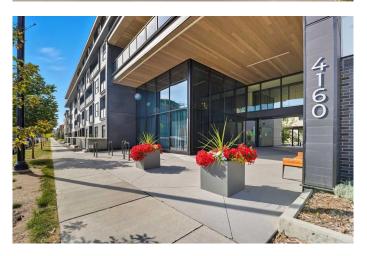
Step inside to a bright, intelligently designed layout that exudes modern sophistication. Highlights include polished quartz countertops, fully upgraded LVP (Luxury Vinyl Plank) flooring and kitchen, branded appliances, in-suite laundry, and a private balcony with dual access from both the living room and primary suite â€" 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'II find the very best of University Avenue just moments away â€" 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 you'II 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, Storage, Visitor Parking, Parking, Park

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,

Refrigerator, Washer, Oven

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 23

Zoning M-2

HOA Fees 1

HOA Fees Freq. ANN

## **Listing Details**

Listing Office TREC The Real Estate Company

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