



## 4275 Norford Avenue Calgary Alberta

\$499,900

Welcome to this stunning two-bedroom, two-bathroom condominium in Calgary's vibrant and master-planned University District—where modern design meets unparalleled convenience. Thoughtfully designed for professionals, couples, or savvy investors, this immaculate street-access home offers 741 square feet of fully air conditioned living space, bathed in natural light from expansive energy efficient windows with custom fitted blinds and sliding patio doors that lead to a large, private covered patio, perfect for morning coffee, year round grilling with a built-in gas hookup, or entertaining guests. Inside, sophistication abounds with 9 foot ceilings, luxury vinyl plank flooring laid in an elegant herringbone pattern, and a contemporary neutral palette throughout. The open concept layout flows seamlessly from the bright and airy living space with a chef inspired kitchen, where sleek quartz countertops, full height soft close cabinetry with stylish polished brass handles, integrated stainless steel appliances including a gas range and panelled refrigerator, dishwasher and built-in microwave a generous island with two sided eating bar and pendant lighting creating the perfect balance of style and function. The primary suite is a true retreat, featuring a custom walk-in closet and a luxurious ensuite bathroom with double vanities, quartz counters, and a frameless glass enclosed tiled shower. The second bedroom is equally well appointed, offering flexibility for a guest room or a stylish home office with access to a spacious walk-in closet and a nearby full bathroom. In suite laundry with energy-efficient full sized stacking washer and dryer is discreetly tucked away for convenience. This professionally curated residence is located in the heart of the University District, steps from an eclectic mix of boutique retailers, restaurants, cafes, and essential services. Enjoy eas...

Living room 10.00 Ft x 11.83 Ft

Kitchen 13.17 Ft x 12.17 Ft

Primary Bedroom 10.08 Ft x 12.67 Ft

Bedroom 9.25 Ft x 12.33 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)