4275 Norford Avenue Calgary Alberta
$475,000

Prime University District Condo - Location and Lifestyle! Welcome to this beautifully designed 2nd floor, 2-bedroom, 1-bathroom condo located just minutes from the University of Calgary, in the heart of the dynamic University District. This home is an exceptional opportunity for first-time buyers, investors, or anyone seeking a high-value, connected urban lifestyle in one of Calgary's premier communities. Step into a bright and spacious open-concept layout featuring large windows in the living room that optimize natural light. The contemporary kitchen is a chef's delight, boasting luxurious quartz countertops, full-height cabinetry, built-in and stainless steel appliances--perfect for daily living and hosting guests. Both bedrooms are generously sized, offering excellent privacy and comfort with a sleek modern bathroom. Ownership includes your own spacious private balcony--ideal for morning coffee or relaxing evenings--as well as the indispensable convenience of in-suite laundry and a highly valuable titled underground parking stall and assigned storage locker. As an owner, you gain the convenience of being steps from shops, cafes, green spaces, and public transit. With the University of Calgary just a short walk or bike ride away, this investment offers unmatched lifestyle and location appreciation potential. Don't miss your chance to own a stunning, turnkey condo in the sought-after University District. Start building equity today! (id:6769)

Other 6.00 Ft x 3.75 Ft	Primary Bedroom 10.92 Ft x 10.00 Ft
Bedroom 10.92 Ft x 9.33 Ft	Other 23.83 Ft x 7.67 Ft
Living room 11.58 Ft x 12.33 Ft	Other 11.83 Ft x 12.42 Ft
Laundry room 5.50 Ft x 2.92 Ft	Other 7.17 Ft x 4.08 Ft
4pc Bathroom 10.75 Ft x 4.92 Ft	

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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