

\$354,900 - 406, 4160 Norford Avenue Nw, Calgary

MLS® #A2255207

\$354,900

1 Bedroom, 1.00 Bathroom, 500 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

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!



Built in 2023

Essential Information

MLS® #	A2255207
Price	\$354,900

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	500
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	406, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L8

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Quartz Counters, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
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 8th, 2025
Days on Market	23
Zoning	M-2

HOA Fees 1
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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