

# \$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

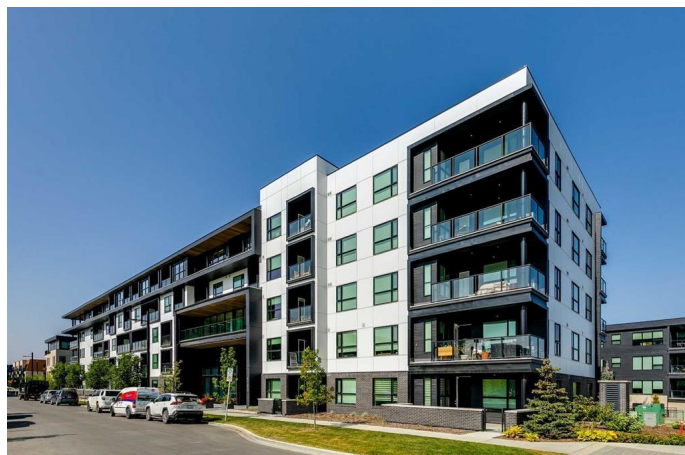
Don't miss this exceptional opportunity to own a stylish 1 bed, 1 bath condo in one of the city's most vibrant and fast-growing communities! This modern unit has been extremely well maintained, is fully move-in ready and still under New Home Warranty, offering peace of mind and unbeatable value! Step 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	2
Zoning	M-2

HOA Fees 1  
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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