

# \$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 | 9                   |
| Zoning         | M-2                 |

HOA Fees 1  
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Listing Details

Listing Office RE/MAX House of Real Estate

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