204 4185 Norford Avenue NW

Calgary | Active | MLS® A2326678

$1,249,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2024**	**1,306 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jayman Realty Inc.

A closer look

WELCOME TO MAGNA. Magna by Jayman BUILT got its name from the Magna Cum Laude distinction. It is the crown jewel of University District. The best of the best. Not only are these buildings a standout in this community - they showcase the highest level of finishings Jayman has ever delivered in any product. From the stunning water feature at the entrance to the European-inspired kitchens that almost know what you want to do before you do, it simply doesn't get any better. And that's the rule we've given ourselves with Magna: if it's not the best we've ever done, it's not good enough. We haven't done this to pat ourselves on the back though; we've done this to pat you on the back. To give you a reward that hasn't been available before. The others haven't quite been good enough. They haven't been Magna level. Welcome to Magna by Jayman BUILT. Live it to its fullest. Magna is the shining gem in an award-winning urban community. University District offers a bold, new vision for living in northwest Calgary. The community gracefully combines residential, retail, and office spaces with shopping, dining, and entertainment, all with inspiring parks and breathtaking natural scenery. University District is a pedestrian-friendly community, using bike lanes and pathways to connect you to your community. Magna offers the highest level of finishing ever offered by Jayman. Our suites come standard with European-inspired luxury kitchens, smart home technology, and the freedom to personalize your home. Welcome to some of the largest suites available in the University District, as well as the only concrete constructed residences. This is the best of the best. Imagine a home where the landscaping, snow removal and package storage are all done for you. Backing onto a picturesque greenspace, even your new backyard is a maintenance-free dream. Magna's location was impeccably chosen to fit your lifestyle, without the upkeep. Magna is where high-end specifications and smart home technology meet to create a beautiful, sustainable home. Smart home accessories, sustainable features like solar panels, triple pane windows, and Built Green certifications all come standard with your new Jayman home...Introducing the stunning Albert II-B. Featuring the PLUS Specifications, Smoke Quartz palette, a 2 BEDROOM, Den, 2.5 BATHS, and 2 Indoor tiled parking stalls. Enjoy luxury in an exclusive and sophisticated space that harmoniously combines comfort with functionality. Highlights • Floor to ceiling windows • 10-foot ceilings • underground visitor parking • Spa-inspired 5-piece ensuite with a large soaker tub with separate shower • Second bedroom with an attached ensuite • Connected living, dining, and great rooms designed for large families and entertaining • Expansive kitchen area with an island, a walk-in pantry, and a dedicated storage space. MAGNIFICENT!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326678
Bedrooms	2
Bathrooms	3
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,306 sq. ft.
Main Level Finished Area:	1,306 sq. ft.
Condo Fee:	$494.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	2
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	2
Plan:	0
Heating:	Heat Pump
Foundation:	Slab
Builder:	Jayman BUILT
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Concrete, Metal Siding, Stone, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Private Electric Vehicle Charging Station(s), Secured, Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$350.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Magna
Community:	University District
Amenities:	Parking, Secured Parking, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Great Room · 16'9" × 13'3" ·
Main Floor	Bedroom - Primary · 13'10" × 13'4" ·
Main Floor	Kitchen With Eating Area · 17'8" × 14'1" ·
Main Floor	Pantry · 4'8" × 3'5" ·
Main Floor	Laundry · 5'2" × 5' ·
Main Floor	Bedroom · 10'2" × 9'9" ·
Main Floor	Den · 8'1" × 7'4" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	TBD
Listed Date:	Jul 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-4185-norford-avenue-nw-calgary-a2326678/

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