# \$359,900 - 1113, 4270 Norford Avenue Nw, Calgary

MLS® #A2258686

### \$359,900

1 Bedroom, 1.00 Bathroom, 484 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Be the first to own this BRAND-NEW, NEVER-OCCUPIED ground-floor condo (Builder Size: 534 SqFt) with 170 SqFt **EXPANSIVE BALCONY** in the award-winning University District, where modern design meets unbeatable convenience. Offering 10-FOOT CEILINGS, expansive windows, and a bright open layout, this stylish home features a sleek kitchen with QUARTZ COUNTERTOPS, panel-ready fridge and dishwasher, soft-close cabinetry, and elegant finishes that flow seamlessly into the sunlit living area and onto your PRIVATE BALCONY. The spacious 1-BEDROOM retreat provides comfort and privacy with easy access to a contemporary 4-PIECE BATH, while details like CALIFORNIA KNOCKDOWN CEILINGS reflect quality craftsmanship throughout. A TITLED UNDERGROUND PARKING stall adds everyday ease, and the building's thoughtful AMENITIESâ€"including EV CHARGING, BIKE STORAGE, and inviting communal spacesâ€"enhance your lifestyle. Step outside your door to enjoy the highly walkable University District, filled with BOUTIQUE SHOPS, RESTAURANTS, PARKS, and SCENIC PATHWAYS, with the University of Calgary, Market Mall, Foothills Medical Centre, and major roadways just minutes away. Whether you're a FIRST-TIME BUYER, an INVESTOR, or searching for a STYLISH URBAN RETREAT, this move-in-ready condo offers the perfect blend of COMFORT,







CONVENIENCE, and COMMUNITY in one of Calgary's most sought-after neighborhoods. BOOK YOUR SHOWING TODAY! 3D VIRTUAL TOUR AVAILABLE

Built in 2025

#### **Essential Information**

MLS® # A2258686 Price \$359,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 484

Acres 0.00

Year Built 2025

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1113, 4270 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6P8

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Trash, Visitor Parking, Snow

Removal

Parking Spaces 1

Parking Garage Door Opener, Heated Garage, Parkade, Stall, Titled,

Underground, Insulated

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Vinyl Windows

Appliances Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Range

Hood, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Natural Gas

Cooling Rough-In

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Metal Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 20th, 2025

Days on Market 28

Zoning M-2

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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