

# \$397,000 - 1218, 4270 Norford Avenue Nw, Calgary

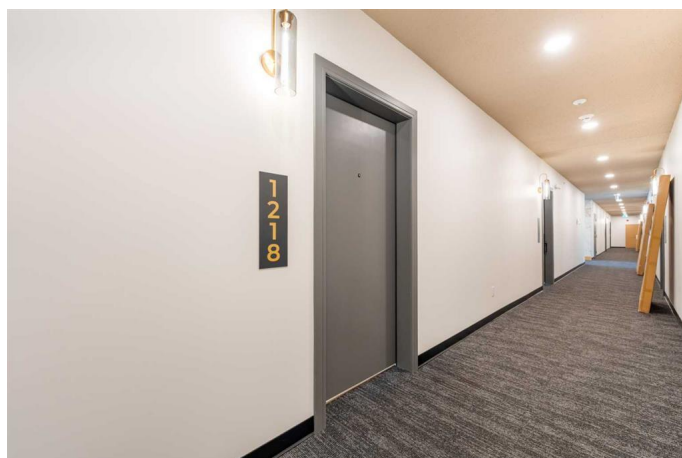
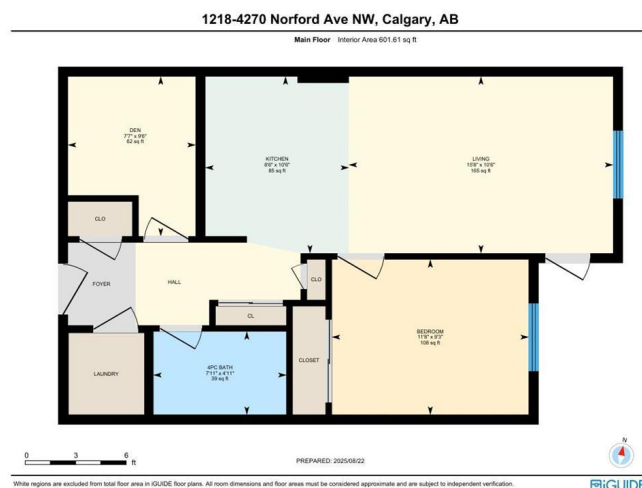
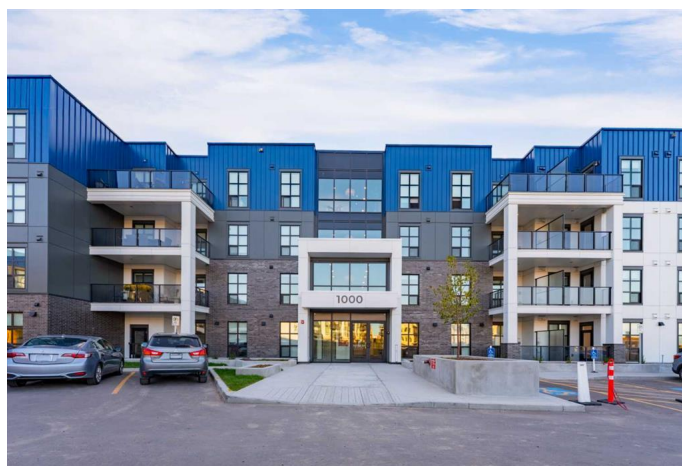
MLS® #A2250980

**\$397,000**

1 Bedroom, 1.00 Bathroom, 602 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Be the first to call this BRAND-NEW, NEVER-LIVED-IN 2nd-floor condo (Builder Size: 654 SqFt) in the award-winning University District your own! Thoughtfully designed with 9-FOOT CEILINGS, large windows, and a bright open layout, this home combines MODERN STYLE with everyday convenience. The kitchen is a true centerpiece, featuring QUARTZ COUNTERTOPS, a panel-ready fridge and dishwasher, soft-close cabinetry, and contemporary finishes that flow into the sun-filled living area and out to your PRIVATE BALCONY. The spacious 1-BEDROOM + DEN floor plan offers flexibility for work or guests, while the sleek 4-PIECE BATH and CALIFORNIA KNOCKDOWN CEILINGS add to the home's quality appeal. A TITLED UNDERGROUND PARKING stall ensures ease of living, and the building elevates your lifestyle with EV CHARGING, BIKE STORAGE, and welcoming common areas. Step outside to enjoy the highly walkable University District, with its trendy shops, restaurants, green spaces, and scenic pathways, all just minutes from the University of Calgary, Market Mall, Foothills Medical Centre, and major roadways. Perfect for first-time buyers, investors, or those seeking a modern urban retreat, this move-in-ready condo offers the ideal blend of comfort, convenience, and community in one of Calgary's most desirable neighborhoods. Book your showing today OR explore the 3D



Virtual Tour!

Built in 2025

**Essential Information**

MLS® #	A2250980
Price	\$397,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1218, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Insulated, Parkade, Stall, Titled, Underground

**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	Other
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	M-2

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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