

\$425,000 - 1116, 4270 Norford Avenue Nw, Calgary

MLS® #A2252456

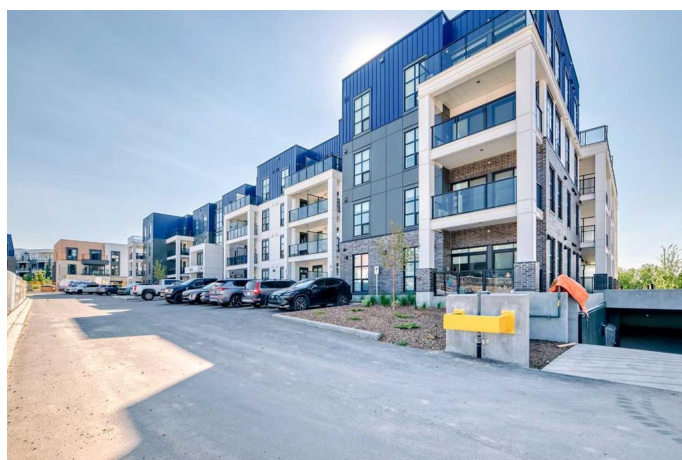
\$425,000

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

SELLERS WILL COVER 6 MONTHS OF CONDO FEES! Step into modern luxury with this brand-new 1 bedroom + den 603 square feet home located on the ground floor of the award-winning University District. From the moment you walk in, you'll notice the attention to detail—sleek quartz countertops, panel-ready appliances, soft-close cabinetry, and designer finishes that make every space feel elevated. The thoughtful floor plan includes a bright entrance, a contemporary kitchen with dining area, a spacious living room with oversized windows, and direct access to your private patio—perfect for morning coffee or winding down in the evening. The primary bedroom features a walk-in closet and a 4-piece bath completes the floor plan of this new and never-occupied home. A versatile den offers endless possibilities, whether as a home office, study space, or guest room. Added conveniences include in-suite laundry, underground parking, and a dedicated storage unit. Outside your door, you'll enjoy a vibrant, walkable community with boutique shops, caf  s, restaurants, parks, and green spaces. The building itself offers exclusive brand-new amenities designed to complement your lifestyle. With quick access to the University of Calgary, Market Mall, Foothills Medical Centre, and endless conveniences, this home offers the perfect blend of luxury and location. This is more than a home—it's your gateway to elevated living in one of Calgary's most



sought-after communities.

Built in 2025

Essential Information

MLS® #	A2252456
Price	\$425,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1116, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L8

Amenities

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Community Gardens
Parking Spaces	1
Parking	Underground, Titled

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	12
Zoning	M-2

Listing Details

Listing Office	CIR Realty
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