

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

MLS® #A2258686

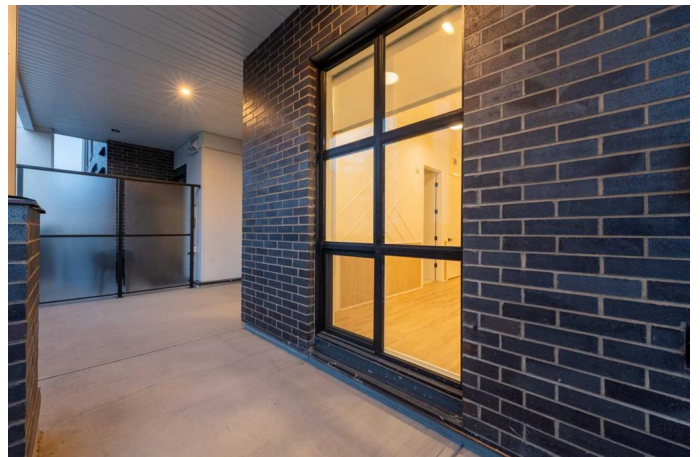
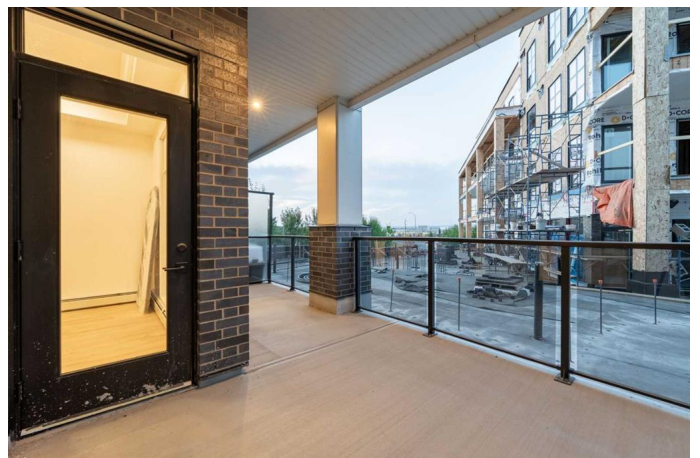
\$359,900

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 AMENITIES—including EV CHARGING, BIKE STORAGE, and inviting communal spaces—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, 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	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	1
Zoning	M-2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.