

# \$409,999 - 1116, 4270 Norford Avenue Nw, Calgary

MLS® #A2252456

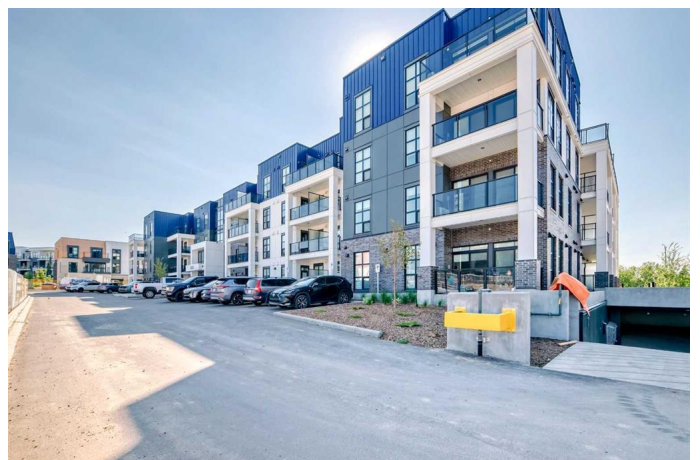
**\$409,999**

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Step into modern luxury with this brand-new 1 bedroom + den 603 square foot 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, cafés, 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          | \$409,999         |
| 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      | Bicycle Storage, Elevator(s), Visitor Parking, Community Gardens |
| Parking Spaces | 1                                                                |
| Parking        | Titled, Underground                                              |

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 | 20                |
| Zoning         | M-2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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