

\$350,000 - 1403, 4270 Norford Avenue Nw, Calgary

MLS® #A2247386

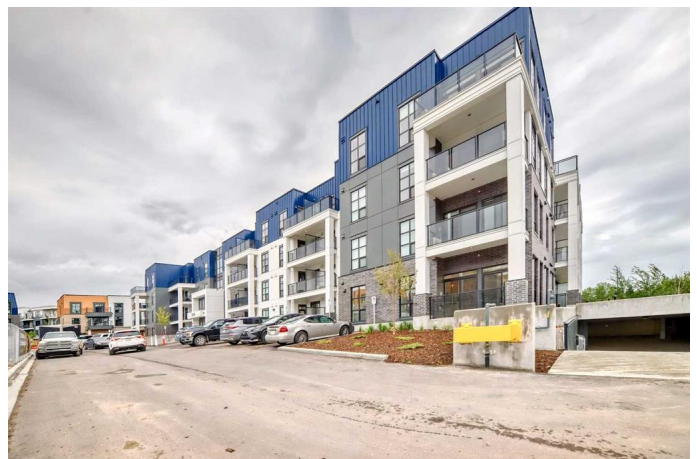
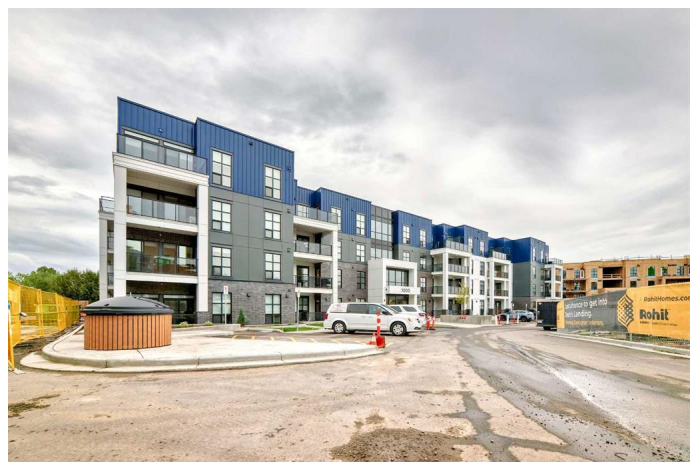
\$350,000

1 Bedroom, 1.00 Bathroom, 428 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Be the first to call this newly built, never-occupied home yours! Located in the award-winning University District, this top-floor unit with 427.8 square feet of living space offers the perfect blend of style, comfort, and convenience. Step inside to a bright entrance area that leads you into a beautifully designed kitchen featuring quartz countertops, a panel-ready fridge & dishwasher, soft-close cabinetry, and modern fixtures. The open layout flows into the cozy living area, where huge windows flood the space with natural light and showcase sweeping top-floor views. Step out onto your private balcony to enjoy fresh air and an elevated perspective of the vibrant community. The bedroom offers a peaceful retreat with ample space and easy access to the elegant 4-piece bath. Every detail, from the California Knockdown ceilings to the carefully curated finishes, reflects modern craftsmanship. This home comes with titled underground parking for your convenience and is part of an amenity-rich building—enjoy access to inviting common areas designed for connection and relaxation. Outside your door, the University District's walkable streets offer boutique shops, dining options, parks, green spaces, and scenic walking paths. Plus, you're just minutes from the University of Calgary, Market Mall, Foothills Medical Centre, and countless lifestyle amenities. Whether you're a first-time homeowner, an investor, or looking for a stylish city retreat, this property offers a



fresh start in one of Calgary’s most
sought-after communities!

Built in 2025

Essential Information

MLS® #	A2247386
Price	\$350,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	428
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1403, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

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

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Chandelier, No Animal Home
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line
Construction Concrete, Wood Frame

Additional Information

Date Listed August 13th, 2025
Days on Market 77
Zoning M-2

Listing Details

Listing Office CIR Realty

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.