# \$375,000 - 1116, 4270 Norford Avenue Nw, Calgary

MLS® #A2268580

# \$375,000

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 feet home located on the ground floor of the award-winning University District. From the moment you walk in, you'II notice the attention to detailâ€"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 patioâ€"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'II 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 homeâ€"it's your gateway to elevated living in one of Calgary's most sought-after communities.







## **Essential Information**

MLS® # A2268580 Price \$375,000

Bedrooms <sup>\*</sup>

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

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 November 3rd, 2025

Days on Market 1

Zoning M-2

# **Listing Details**

Listing Office CIR Realty

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