

\$319,900 - 1103, 4270 Norford Avenue Nw, Calgary

MLS® #A2250893

\$319,900

1 Bedroom, 1.00 Bathroom, 417 sqft
Single Family

University District, Calgary, Alberta

Be the first to own this BRAND-NEW, NEVER-OCCUPIED ground-floor condo (Builder Size: 477 SqFt) 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 (id:6289)

Built in 2025

Essential Information

Listing #	A2250893
Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Square Footage	417
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1103, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6P8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters
Cooling	See Remarks
# of Stories	4

Exterior

Exterior	Metal
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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