

\$1,790 - 1213, 4270 Norford Avenue Nw, Calgary

MLS® #A2263983

\$1,790

0 Bedroom, 0.00 Bathroom, 540 sqft

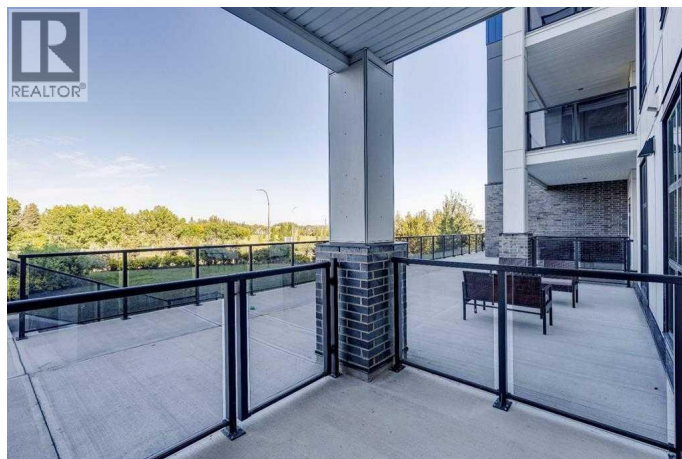
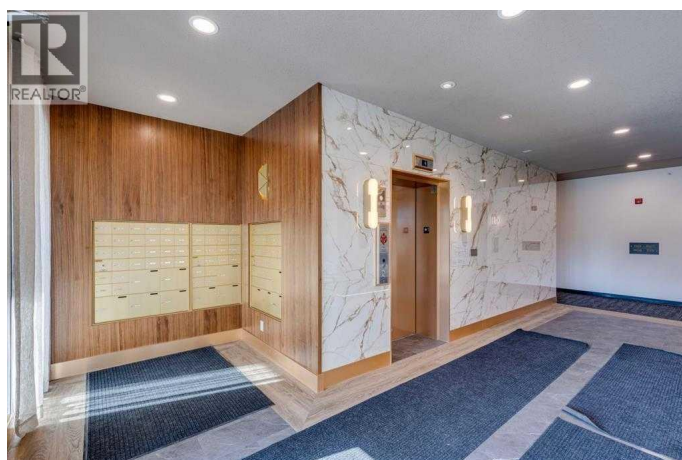
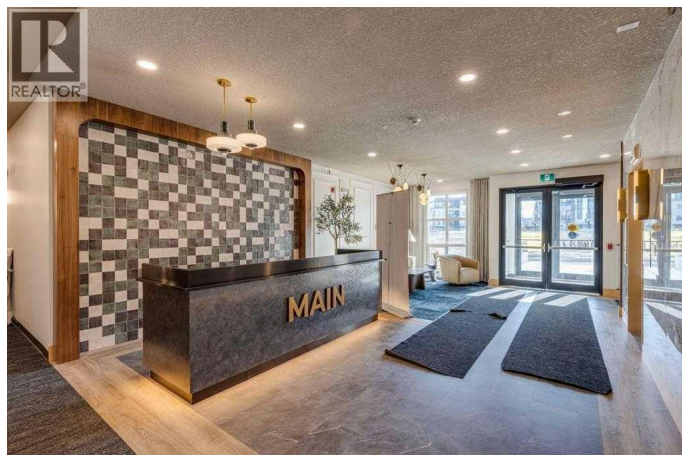
Single Family

University District, Calgary, Alberta

Welcome to your stylish new home in the heart of University District, Calgaryâ€™s most walkable and connected neighborhood!

Perfect for Medical professionals, students, and staff working at Foothills Medical Centre, Alberta Childrenâ€™s Hospital, or the University of Calgary who want an easy, walkable lifestyle in a vibrant, modern community. This bright, modern 1-bedroom, 1-bath condo (~540 sq. ft.) offers comfort, convenience, and a touch of luxury with high-end finishes and large windows for plenty of natural light. Features youâ€™ll

adore: Open-concept living with a modern kitchen (stainless steel appliances, dishwasher, microwave, oven/stove, fridge) In-suite laundry for everyday convenience Private and common balcony with city views â€“ perfect for relaxing after work Hardwood & carpeted floors for warmth and style Non-smoking unit in a newly built (2025) concrete building Parking & Utilities Heated underground parking stall included in rent Heat and water included â€“ you only cover electricity! Visitor parking available for guests Live steps from everything you need: 5 min walk to Alberta Childrenâ€™s Hospital 7 min walk to Foothills Medical Centre Near University of Calgary and Market Mall Surrounded by cafÃ©s, restaurants, grocery stores, and fitness studios in the University District retail area Excellent access to public transit and major routes Pet-Friendly Cats and small dogs



negotiable (fee TBD)This home is ideal for nurses, doctors, medical residents, university staff, or professionals who value a clean, quiet, and community-oriented environment close to work.Available Immediately â€“ Donâ€™t miss this rare opportunity!Contact Kaushal today at 403-471-0203 to schedule a viewing or for more details. (id:6289)

Essential Information

Listing #	A2263983
Price	\$1,790
Bathrooms	0.00
Square Footage	540
Type	Single Family

Community Information

Address	1213, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6P8

Amenities

Parking Spaces	1
Parking	Electric Vehicle Charging Station(s), Underground

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Oven - Built-In, Window Coverings, Washer/Dryer Stack-Up
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Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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