

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

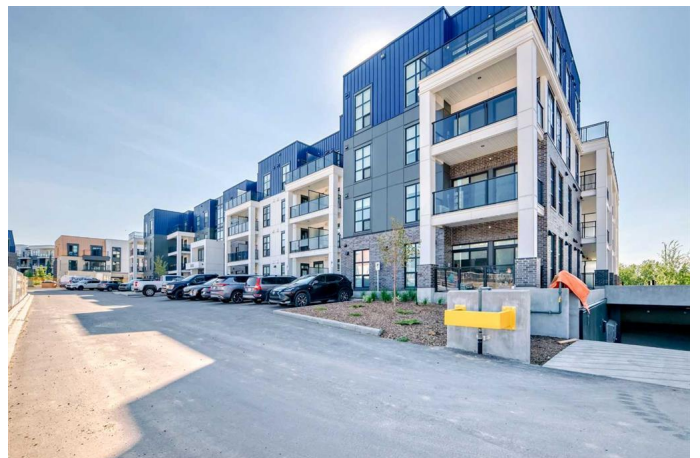
MLS® #A2252456

**\$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 feet 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
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Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	15
Zoning	M-2

### **Listing Details**

Listing Office	CIR Realty
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