\$425,000 - 1116, 4270 Norford Avenue Nw, Calgary

MLS® #A2252456

\$425,000

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® # A2252456 Price \$425,000

Bedrooms '

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, Community Gardens, Elevator(s), Visitor Parking

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 August 29th, 2025

Days on Market 1

Zoning M-2

Listing Details

Listing Office CIR Realty

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