

\$325,000 - 1103, 4270 Norford Avenue Nw, Calgary

MLS® #A2250893

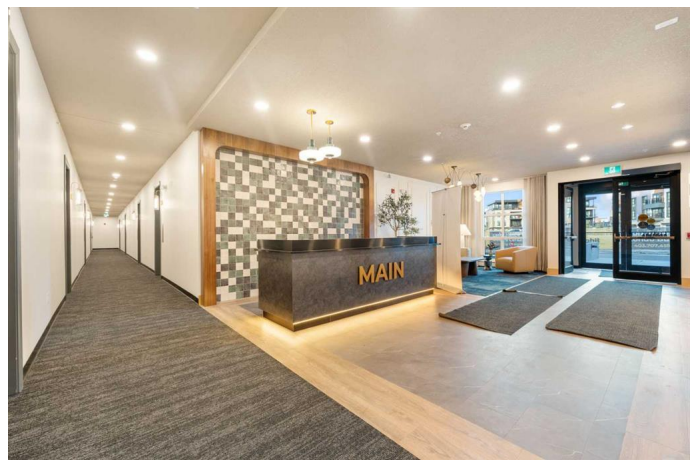
\$325,000

1 Bedroom, 1.00 Bathroom, 417 sqft

Residential on 0.00 Acres

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

Built in 2025

Essential Information

MLS® #	A2250893
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	417
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1103, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Insulated, Parkade, Stall, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Range

	Hood, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	6
Zoning	M-2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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