

\$420,000 - 1208, 4270 Norford Avenue Nw, Calgary

MLS® #A2248826

\$420,000

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Step into elevated urban living with this brand-new 1 bedroom + den unit located in the highly sought-after University District. Designed with style, comfort, and functionality in mind, this 581.4 square feet home offers a perfect blend of modern finishes and timeless elegance. As you enter, you're welcomed by a bright foyer that leads to a sleek kitchen featuring quartz countertops with overhang eating bar, a gorgeous kitchen island, panel-ready fridge, dishwasher and range, soft-close cabinetry, and high-end stainless steel appliances. The thoughtful layout includes a cozy dining area, a well-lit living room with big windows that flood the space with natural light, and a private balcony—perfect for your morning coffee or evening wind down. The primary bedroom boasts a walk-in closet and direct access to the 4-piece bath that showcases modern tile work, soft-close cabinets, and quality fixtures. The multi-purpose den offers flexibility for a home office, guest space, or creative studio. Enjoy the convenience of having your very own laundry room and additional perks include titled underground parking and storage, ensuring both security and peace of mind. Set within an amenity-rich, brand-new building, residents enjoy access to luxury features and common spaces. Living here means being part of the award-winning University District—a vibrant, walkable community where shops, dining, parks, green spaces, and walking paths are right outside your door. With quick



access to the University of Calgary, Market Mall, Foothills Medical Centre, and downtown Calgary, everything you need is just minutes away. This home isnâ€™t just move-in readyâ€”itâ€™s the perfect place to start your next chapter in style and comfort. Make it yours today!

Built in 2025

Essential Information

MLS® #	A2248826
Price	\$420,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1208, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

Interior

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

Exterior

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

Additional Information

Date Listed	August 16th, 2025
Days on Market	22
Zoning	M-2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.