

\$379,900 - 1206, 4270 Norford Avenue Nw, Calgary

MLS® #A2248808

\$379,900

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover modern living at its finest in this BRAND NEW: 1-bedroom + den condo by Rohit Homes (Builder size - 634 sq.ft). Located in the highly sought-after University District, it blends luxury, convenience, and contemporary design. The state-of-the-art kitchen features an upscale counter-depth French door built-in refrigerator, panel-ready built-in dishwasher, and elegant waterfall quartz countertops, floor-to-ceiling triple-pane windows. A Jack & Jill bathroom adds convenience, while an additional 80 sq. ft. balcony with A/C rough-in and BBQ gas-line extends your living space.

Floor-to-ceiling triple-pane windows flood the home with light, and in-suite laundry offers everyday ease. A TITLED UNDERGROUND PARKING stall keeps your vehicle secure year-round. Step outside to enjoy a thriving, walkable community filled with shops, dining, green spaces, and proximity to the University of Calgary and top healthcare facilities. Perfect for first-time buyers, investors, or anyone seeking a vibrant urban lifestyle—this home checks every box.



Built in 2025

Essential Information

MLS® # A2248808

Price \$379,900

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1206, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Elevator(s), Recreation Facilities, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Rough-In
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Street Lighting
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	8
Zoning	M-2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.