

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

MLS® #A2248826

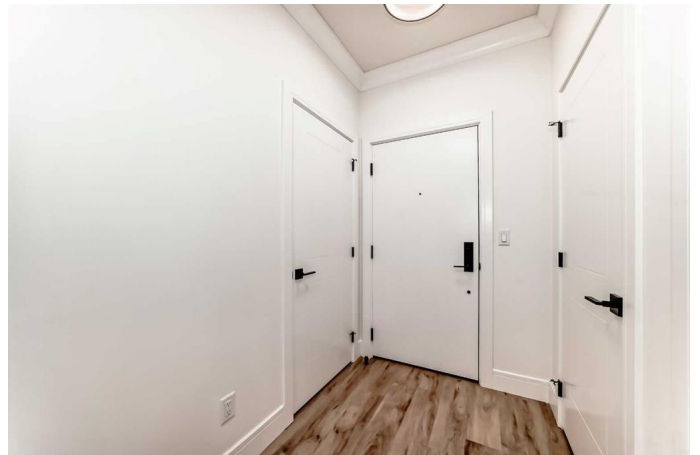
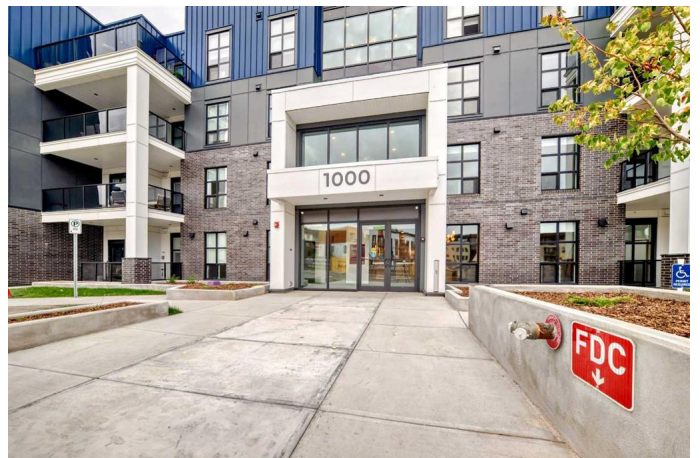
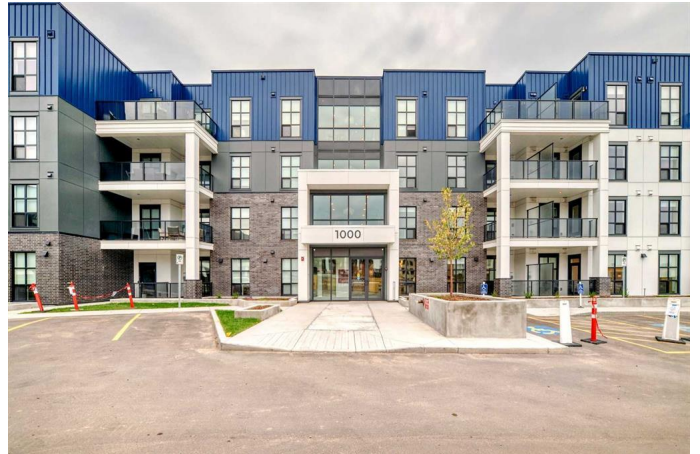
**\$420,000**

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 foot 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, Underground, Titled                               |

**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 | 1                 |
| Zoning         | M-2               |

## Listing Details

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

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