

\$585,000 - 1319, 4270 Norford Avenue Nw, Calgary

MLS® #A2251056

\$585,000

2 Bedroom, 2.00 Bathroom, 801 sqft

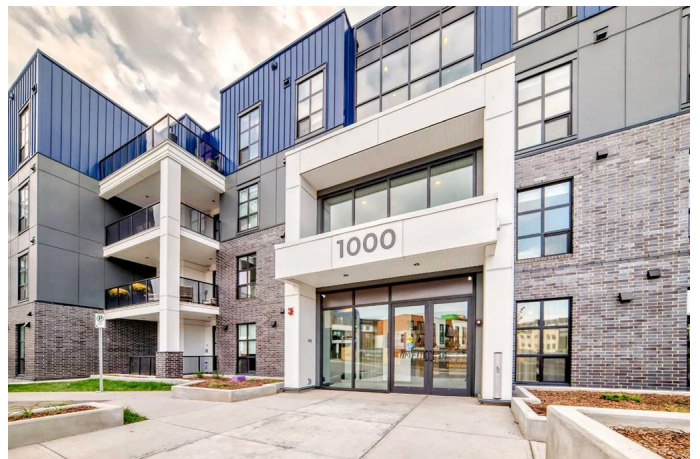
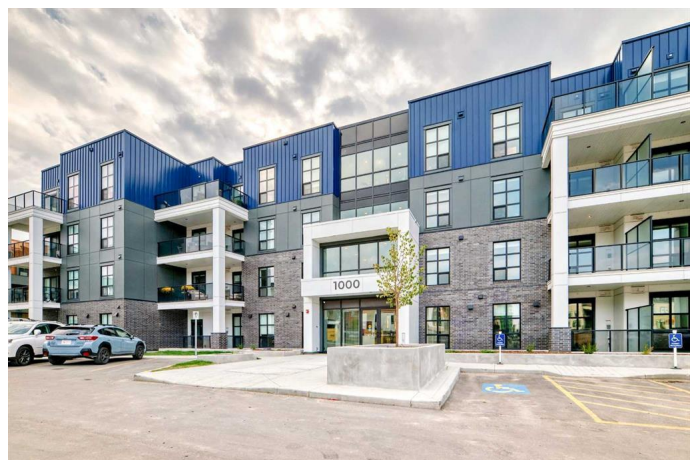
Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this brand new, fresh, and stylish 2-BEDROOM, 2-BATHROOM condo with STORAGE LOCKER in the heart of University District! Offering 801 sq. ft. of thoughtfully designed living space, this home features an open-concept layout with a modern kitchen, dining area, and a spacious living room that opens to a large private balcony—perfect for morning coffee or evening relaxation. The primary bedroom includes a walk-in closet and a private 4-piece ensuite bathroom, while the second bedroom and full bath provide flexibility for guests, a roommate, or a home office. Additional highlights include in-unit laundry, abundant natural light, and a contemporary design that feels fresh and inviting. This home also features luxurious finishes such as 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, as well as titled underground parking and titled underground storage locker for added convenience and comfort. Ideally located, this condo is just steps from shopping, dining, parks, public transit, and the University of Calgary, offering the perfect blend of urban living and community charm. A fantastic choice for students, professionals, or investors alike.

Built in 2025

Essential Information



MLS® #	A2251056
Price	\$585,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1319, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

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

Interior

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

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	45
Zoning	M-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.