

# \$349,900 - 1204, 4270 Norford Avenue Nw, Calgary

MLS® #A2245983

**\$349,900**

1 Bedroom, 1.00 Bathroom, 483 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Be the very first to call this pristine, never-lived-in home your own—a sun-filled, modern retreat where every detail feels fresh, flawless, and intentionally designed for the way you live. From the moment you step inside, the open layout draws you in, anchored by a showpiece kitchen where a sleek quartz waterfall island meets premium stainless steel appliances (notice the cabinet front dishwasher and fridge!), an upgraded hood fan, and an oversized sink that makes both cooking and hosting effortless. Natural light pours through oversized windows into both the bedroom and living room, creating a warm, airy atmosphere. Your spacious bedroom easily accommodates a queen bed with nightstands. The bathroom echoes the home's elevated design with quartz countertops and high-quality fixtures including upgraded tile from the tub to the ceiling, upgraded black rainfall shower head w/ wand & the tile backsplash spans the height of the wall above the beautiful vanity w/ quartz counters! Step outside to your private second-floor balcony—perfect for morning coffee, summer BBQs, or winding down with your favourite beverage as the sun sets. Comfort is elevated with central air conditioning, in-suite laundry, and a titled underground parking stall, plus visitor parking and secure bicycle storage for added convenience. Set within Dean's Landing in Calgary's sought-after University District, you're surrounded by a vibrant, walkable



community where trendy caf  s, restaurants, and everyday conveniences are just steps from your door. Enjoy easy access to green spaces, bike paths, the University of Calgary, Foothills Medical Centre, and downtown    blending urban energy with neighborhood charm. This unit won    t last long! Call your favourite realtor today to book private viewing of this beautiful condo.

Built in 2025

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245983          |
| Price          | \$349,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 483               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1204, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6P8                      |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Visitor Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                                           |
| Parking        | Heated Garage, Parkade, Titled                                              |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer         |
| Heating           | Baseboard                                                                                                      |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 4                                                                                                              |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Construction      | Brick, Concrete, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | TBD               |

## Listing Details

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

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