

# \$389,999 - 1218, 4270 Norford Avenue Nw, Calgary

MLS® #A2250980

**\$389,999**

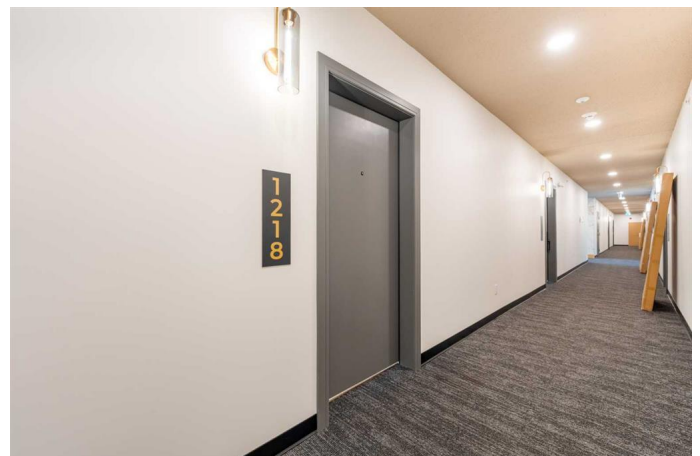
1 Bedroom, 1.00 Bathroom, 602 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Be the first to call this BRAND-NEW, NEVER-LIVED-IN 2nd-floor condo (Builder Size: 654 SqFt) in the award-winning University District your own! Thoughtfully designed with 9-FOOT CEILINGS, large windows, and a bright open layout, this home combines MODERN STYLE with everyday convenience. The kitchen is a true centerpiece, featuring QUARTZ COUNTERTOPS, a panel-ready fridge and dishwasher, soft-close cabinetry, and contemporary finishes that flow into the sun-filled living area and out to your PRIVATE BALCONY. The spacious 1-BEDROOM + DEN floor plan offers flexibility for work or guests, while the sleek 4-PIECE BATH and CALIFORNIA KNOCKDOWN CEILINGS add to the home's quality appeal. A TITLED UNDERGROUND PARKING stall ensures ease of living, and the building elevates your lifestyle with EV CHARGING, BIKE STORAGE, and welcoming common areas. Step outside to enjoy the highly walkable University District, with its trendy shops, restaurants, green spaces, and scenic pathways, all just minutes from the University of Calgary, Market Mall, Foothills Medical Centre, and major roadways. Perfect for first-time buyers, investors, or those seeking a modern urban retreat, this move-in-ready condo offers the ideal blend of comfort, convenience, and community in one of Calgary's most desirable neighborhoods. Book your showing today OR explore the 3D



1218-4270 Norford Ave NW, Calgary, AB



Virtual Tour!

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250980          |
| Price          | \$389,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 602               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1218, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6P8                      |

**Amenities**

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

**Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows                                  |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                           |

|              |       |
|--------------|-------|
| Cooling      | Other |
| # of Stories | 4     |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Construction      | Metal Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 19                |
| Zoning         | M-2               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.