

# \$592,000 - 1319, 4270 Norford Avenue Nw, Calgary

MLS® #A2251056

**\$592,000**

2 Bedroom, 2.00 Bathroom, 801 sqft

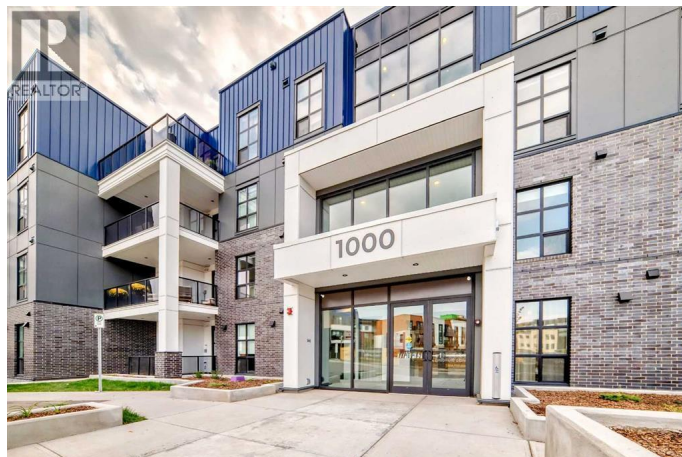
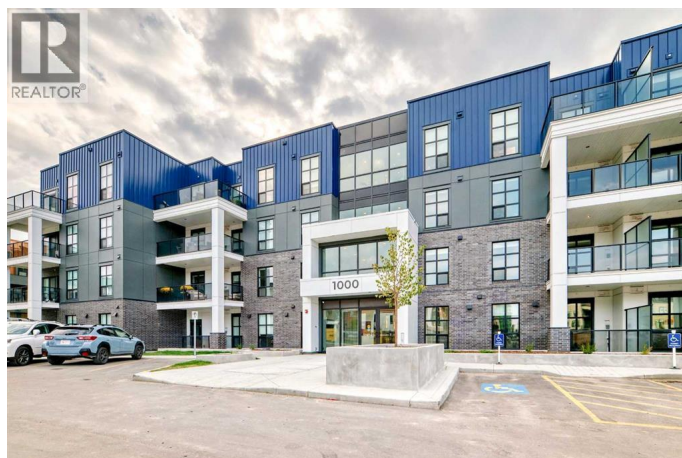
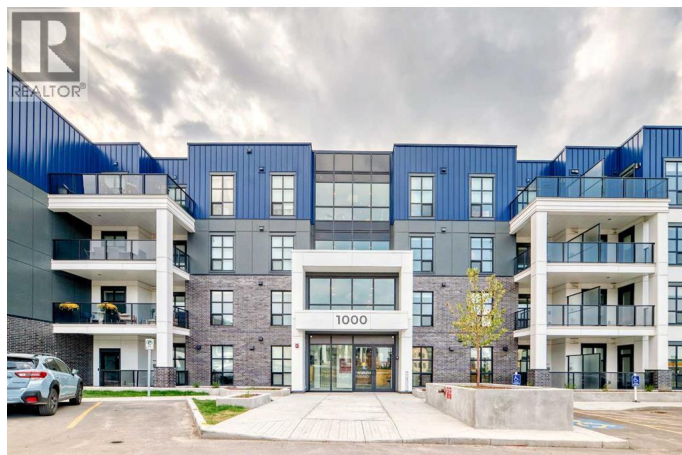
Single Family on 0.00 Acres

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. (id:6289)

Built in 2025

## Essential Information



Listing #	A2251056
Price	\$592,000
Bedrooms	2
Bathrooms	2.00
Square Footage	801
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	1319, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6P8

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Refrigerator, Dishwasher, Microwave, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	See Remarks
# of Stories	4

### Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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