

\$334,900 - 1204, 4270 Norford Avenue Nw, Calgary

MLS® #A2263494

\$334,900

1 Bedroom, 1.00 Bathroom, 482 sqft
Single Family 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 a private viewing of this beautiful condo. (id:6289)

Built in 2025

Essential Information

Listing #	A2263494
Price	\$334,900
Bedrooms	1
Bathrooms	1.00
Square Footage	482
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1204, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6P8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Garage, Heated Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Washer & Dryer
------------	--

Heating	Baseboard heaters
Cooling	Central air conditioning
# of Stories	4

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete, Wood frame

Listing Details

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



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:16pm PDT