

\$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 downtownâ€™ blending urban energy with neighborhood charm. This unit wonâ€™t last long! Call your favourite realtor today to book a 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	9
Zoning	TBD

Listing Details

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

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.