

# \$319,900 - 1103, 4270 Norford Avenue Nw, Calgary

MLS® #A2250893

**\$319,900**

1 Bedroom, 1.00 Bathroom, 417 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Be the first to own this BRAND-NEW, NEVER-OCCUPIED ground-floor condo (Builder Size: 477 SqFt) in the award-winning University District, where modern design meets unbeatable convenience. Offering 10-FOOT CEILINGS, expansive windows, and a bright open layout, this stylish home features a sleek kitchen with QUARTZ COUNTERTOPS, panel-ready fridge and dishwasher, soft-close cabinetry, and elegant finishes that flow seamlessly into the sunlit living area and onto your PRIVATE BALCONY. The spacious 1-BEDROOM retreat provides comfort and privacy with easy access to a contemporary 4-PIECE BATH, while details like CALIFORNIA KNOCKDOWN CEILINGS reflect quality craftsmanship throughout. A TITLED UNDERGROUND PARKING stall adds everyday ease, and the building's thoughtful AMENITIES—including EV CHARGING, BIKE STORAGE, and inviting communal spaces—enhance your lifestyle. Step outside your door to enjoy the highly walkable University District, filled with BOUTIQUE SHOPS, RESTAURANTS, PARKS, and SCENIC PATHWAYS, with the University of Calgary, Market Mall, Foothills Medical Centre, and major roadways just minutes away. Whether you're a FIRST-TIME BUYER, an INVESTOR, or searching for a STYLISH URBAN RETREAT, this move-in-ready condo offers the perfect blend of COMFORT, CONVENIENCE, and COMMUNITY in one of



Calgary’s most sought-after neighborhoods. BOOK YOUR SHOWING TODAY! 3D VIRTUAL TOUR AVAILABLE

Built in 2025

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250893          |
| Price          | \$319,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 417               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1103, 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        | Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer                 |

|              |                                                  |
|--------------|--------------------------------------------------|
|              | Stacked, Window Coverings, Built-In Refrigerator |
| Heating      | Baseboard, Natural Gas                           |
| Cooling      | Other                                            |
| # of Stories | 4                                                |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 87                |
| Zoning         | M-2               |

## Listing Details

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

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