

# \$350,000 - 1403, 4270 Norford Avenue Nw, Calgary

MLS® #A2247386

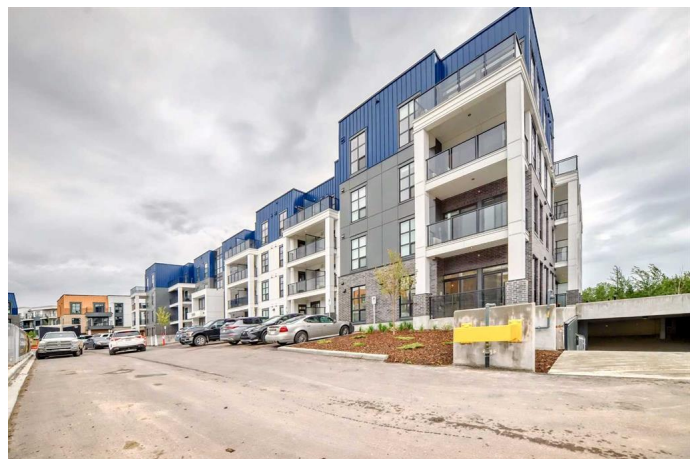
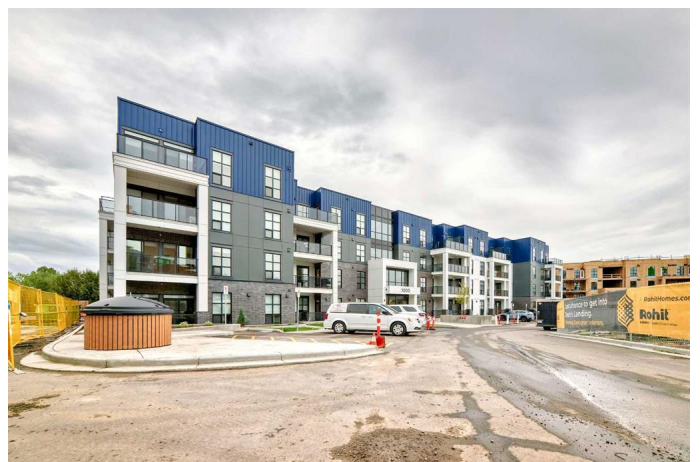
**\$350,000**

1 Bedroom, 1.00 Bathroom, 428 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Be the first to call this newly built, never-occupied home yours! Located in the award-winning University District, this top-floor unit with 427.8 square feet of living space offers the perfect blend of style, comfort, and convenience. Step inside to a bright entrance area that leads you into a beautifully designed kitchen featuring quartz countertops, a panel-ready fridge & dishwasher, soft-close cabinetry, and modern fixtures. The open layout flows into the cozy living area, where huge windows flood the space with natural light and showcase sweeping top-floor views. Step out onto your private balcony to enjoy fresh air and an elevated perspective of the vibrant community. The bedroom offers a peaceful retreat with ample space and easy access to the elegant 4-piece bath. Every detail, from the California Knockdown ceilings to the carefully curated finishes, reflects modern craftsmanship. This home comes with titled underground parking for your convenience and is part of an amenity-rich building—enjoy access to inviting common areas designed for connection and relaxation. Outside your door, the University District's walkable streets offer boutique shops, dining options, parks, green spaces, and scenic walking paths. Plus, you're just minutes from the University of Calgary, Market Mall, Foothills Medical Centre, and countless lifestyle amenities. Whether you're a first-time homeowner, an investor, or looking for a stylish city retreat, this property offers a



fresh start in one of Calgary’s most  
sought-after communities!

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247386          |
| Price          | \$350,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 428               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1403, 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, Community Gardens |
| Parking Spaces | 1                                                                         |
| Parking        | Titled, Underground, Heated Garage, Secured                               |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Chandelier, No Animal Home |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked                                                |
| Heating           | Baseboard                                                                                                |
| Cooling           | Rough-In                                                                                                 |

# of Stories            4

## Exterior

Exterior Features    Balcony, BBQ gas line  
Construction        Concrete, Wood Frame

## Additional Information

Date Listed            August 13th, 2025  
Days on Market       76  
Zoning                 M-2

## Listing Details

Listing Office        CIR Realty

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