

# \$379,900 - 1206, 4270 Norford Avenue Nw, Calgary

MLS® #A2248808

**\$379,900**

1 Bedroom, 1.00 Bathroom, 580 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Discover modern living at its finest in this BRAND NEW: 1-bedroom + den condo by Rohit Homes (Builder size - 634 sq.ft). Located in the highly sought-after University District, it blends luxury, convenience, and contemporary design. The state-of-the-art kitchen features an upscale counter-depth French door built-in refrigerator, panel-ready built-in dishwasher, and elegant waterfall quartz countertops. A Jack & Jill bathroom adds convenience, while an additional 80 sq. ft. balcony with A/C rough-in extends your living space.

Floor-to-ceiling triple-pane windows flood the home with light, and in-suite laundry offers everyday ease. A TITLED UNDERGROUND PARKING stall keeps your vehicle secure year-round. Step outside to enjoy a thriving, walkable community filled with shops, dining, green spaces, and proximity to the University of Calgary and top healthcare facilities. Perfect for first-time buyers, investors, or anyone seeking a vibrant urban lifestyle—this home checks every box.

Built in 2025

## Essential Information

MLS® #	A2248808
Price	\$379,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	1206, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

### Amenities

Amenities	Elevator(s), Recreation Facilities, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Rough-In
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Street Lighting
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	M-2

## **Listing Details**

Listing Office	Royal LePage Benchmark
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