

**1204, 4270 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2245983**



**\$339,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 483 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled     |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                              | <b>Condo Fee:</b> | \$ 375 |
| <b>Basement:</b>   | -                                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame                                                                                    | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | -                                                                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

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 cafés, 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.