



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**1208, 4270 Norford Avenue NW  
 Calgary, Alberta**

**MLS # A2248826**



**\$420,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	581 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Step into elevated urban living with this brand-new 1 bedroom + den unit located in the highly sought-after University District. Designed with style, comfort, and functionality in mind, this 581.4 square feet home offers a perfect blend of modern finishes and timeless elegance. As you enter, you're welcomed by a bright foyer that leads to a sleek kitchen featuring quartz countertops with overhang eating bar, a gorgeous kitchen island, panel-ready fridge, dishwasher and range, soft-close cabinetry, and high-end stainless steel appliances. The thoughtful layout includes a cozy dining area, a well-lit living room with big windows that flood the space with natural light, and a private balcony—perfect for your morning coffee or evening wind down. The primary bedroom boasts a walk-in closet and direct access to the 4-piece bath that showcases modern tile work, soft-close cabinets, and quality fixtures. The multi-purpose den offers flexibility for a home office, guest space, or creative studio. Enjoy the convenience of having your very own laundry room and additional perks include titled underground parking and storage, ensuring both security and peace of mind. Set within an amenity-rich, brand-new building, residents enjoy access to luxury features and common spaces. Living here means being part of the award-winning University District—a vibrant, walkable community where shops, dining, parks, green spaces, and walking paths are right outside your door. With quick access to the University of Calgary, Market Mall, Foothills Medical Centre, and downtown Calgary, everything you need is just minutes away. This home isn't just move-in ready—it's the perfect place to start your next chapter in style and comfort. Make it yours today!