



4270 Norford Avenue Calgary Alberta

\$389,999

Be the first to call this BRAND-NEW, NEVER-LIVED-IN 2nd-floor condo (Builder Size: 654 SqFt) in the award-winning University District your own! Thoughtfully designed with 9-FOOT CEILINGS, large windows, and a bright open layout, this home combines MODERN STYLE with everyday convenience. The kitchen is a true centerpiece, featuring QUARTZ COUNTERTOPS, a panel-ready fridge and dishwasher, soft-close cabinetry, and contemporary finishes that flow into the sun-filled living area and out to your PRIVATE BALCONY. The spacious 1-BEDROOM + DEN floor plan offers flexibility for work or guests, while the sleek 4-PIECE BATH and CALIFORNIA KNOCKDOWN CEILINGS add to the home's quality appeal. A TITLED UNDERGROUND PARKING stall ensures ease of living, and the building elevates your lifestyle with EV CHARGING, BIKE STORAGE, and welcoming common areas. Step outside to enjoy the highly walkable University District, with its trendy shops, restaurants, green spaces, and scenic pathways, all just minutes from the University of Calgary, Market Mall, Foothills Medical Centre, and major roadways. Perfect for first-time buyers, investors, or those seeking a modern urban retreat, this move-in-ready condo offers the ideal blend of comfort, convenience, and community in one of Calgary's most desirable neighborhoods. Book your showing today OR explore the 3D Virtual Tour! (id:6769)

Living room 15.67 Ft x 10.50 Ft

Other 10.50 Ft x 8.50 Ft

Primary Bedroom 11.67 Ft x 9.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Den 9.50 Ft x 7.58 Ft

Listing Presented By:



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