# 4270 Norford Avenue Calgary Alberta
## $598,765

Welcome to this brand new, fresh, and stylish 2-bedroom, 2-bathroom condo in the heart of University District! Offering 801 sq. ft. of thoughtfully designed living space, this home features an open-concept layout with a modern kitchen, dining area, and a spacious living room that opens to a large private balcony--perfect for morning coffee or evening relaxation. The primary bedroom includes a walk-in closet and a private 4-piece ensuite bathroom, while the second bedroom and full bath provide flexibility for guests, a roommate, or a home office. Additional highlights include in-unit laundry, abundant natural light, and a contemporary design that feels fresh and inviting. This home also features luxurious finishes such as 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, as well as titled underground parking and titled underground storage locker for added convenience and comfort. Ideally located, this condo is just steps from shopping, dining, parks, public transit, and the University of Calgary, offering the perfect blend of urban living and community charm. A fantastic choice for students, professionals, or investors alike. (id:6769)

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| Other 3.83 Ft x 12.00 Ft | Living room 9.17 Ft x 11.42 Ft |
| 4pc Bathroom 4.92 Ft x 7.92 Ft | Primary Bedroom 14.92 Ft x 9.25 Ft |
| Bedroom 11.00 Ft x 9.17 Ft | 4pc Bathroom 7.08 Ft x 7.83 Ft |
| Kitchen 10.00 Ft x 9.67 Ft | Other 8.00 Ft x 4.50 Ft |
| Laundry room 7.08 Ft x 3.83 Ft | Other 11.67 Ft x 9.17 Ft |
| Dining room 6.50 Ft x 11.42 Ft | |

Listing Presented By:



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