



4270 Norford Avenue Calgary Alberta

\$312,500

Exceptional value is offered with this brand new property that features nearly 500 square feet of living space and is situated in the central and amenity-rich community of the University District. This 1 bedroom, 1 bathroom condo features low condo fees, offering the perfect opportunity for first-time buyers, investors, or downsizers looking for maintenance-free living. Resilient luxury vinyl plank flooring greets you as you enter the home and flows throughout the main living area. This home offers an open-concept layout with 10-foot ceilings and large South-facing windows that flood the space with natural light throughout the day. The stunning kitchen features quartz countertops, a large peninsula with a waterfall edge and breakfast bar for additional seating, a built-in microwave, and an integrated refrigerator, dishwasher, and range hood, creating a clean and minimalist aesthetic. The kitchen overlooks the living and dining areas - making this the perfect space for entertaining friends and family. The spacious bedroom offers plush carpet underfoot, a double closet, and a large South-facing window. The 4-piece bathroom features a large vanity, a deep bathtub, subway tile backsplash throughout, a linen closet, and ceramic tile flooring. Step outside onto your oversized 178 square foot covered balcony that offers plenty of room for patio furniture, a barbecue, and even garden boxes for those with a green thumb. Additional features that round out this unit include air conditioning, in-unit laundry, and secure underground parking to keep your vehicle safe and out of the elements. This well-managed building offers secure bike storage, an EV vehicle charger, and visitor parking for your guests. Centrally located in the heart of the University District, this property offers the perfect walkable location and is only a short walk to nearby cafes, restaurants, shopping, en...

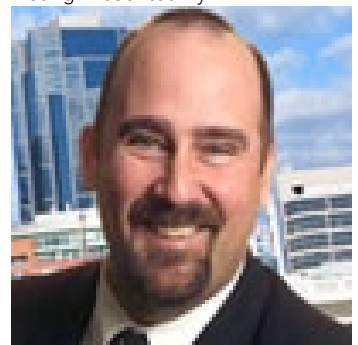
Kitchen 8.67 Ft x 10.42 Ft

Living room/Dining room 17.33 Ft x 10.42 Ft

Primary Bedroom 10.17 Ft x 9.25 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Charles

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