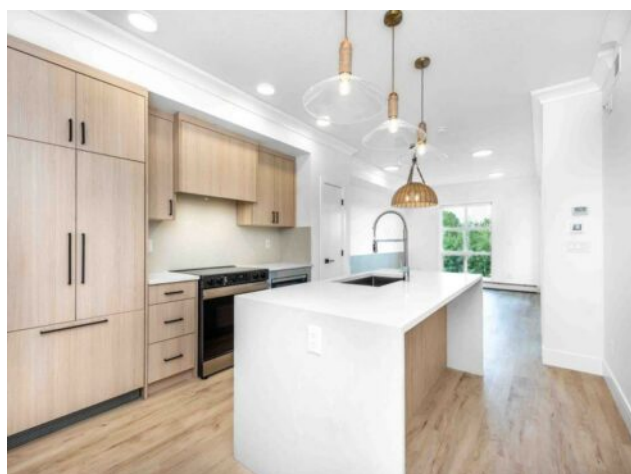


1206, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2248808



\$379,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	580 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Discover modern living at its finest in this BRAND NEW: 1-bedroom + den condo by Rohit Homes (Builder size - 634 sq.ft). Located in the highly sought-after University District, it blends luxury, convenience, and contemporary design. The state-of-the-art kitchen features an upscale counter-depth French door built-in refrigerator, panel-ready built-in dishwasher, and elegant waterfall quartz countertops, floor-to-ceiling triple-pane windows. A Jack & Jill bathroom adds convenience, while an additional 80 sq. ft. balcony with A/C rough-in and BBQ gas-line extends your living space. Floor-to-ceiling triple-pane windows flood the home with light, and in-suite laundry offers everyday ease. A TITLED UNDERGROUND PARKING stall keeps your vehicle secure year-round. Step outside to enjoy a thriving, walkable community filled with shops, dining, green spaces, and proximity to the University of Calgary and top healthcare facilities. Perfect for first-time buyers, investors, or anyone seeking a vibrant urban lifestyle—this home checks every box.