



**GRASSROOTS**  
REALTY GROUP

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**1206, 4270 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2248808**



**\$379,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	None	<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>	Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	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. A Jack & Jill bathroom adds convenience, while an additional 80 sq. ft. balcony with A/C rough-in 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.