



**GRASSROOTS**  
REALTY GROUP

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1319, 4270 Norford Avenue NW  
Calgary, Alberta

MLS # A2267440



**\$579,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 801 sq.ft.                         | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                             |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                             | <b>Condo Fee:</b> | \$ 539 |
| <b>Basement:</b>   | -                                                                                                                                           | <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>   | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | NONE                                                                                                                                        |                   |        |

Welcome to this brand new, fresh, and stylish 2-BEDROOM, 2-BATHROOM condo with STORAGE LOCKER 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.