



**GRASSROOTS**  
REALTY GROUP

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**1204, 4270 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2273540**



**\$312,500**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, 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>	-	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

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, entertainment, green space,

the University of Calgary, Alberta Children's Hospital, and Market Mall. Within only a 5-minute walk you have top restaurants like OEB Breakfast Co., UNA Pizza + Wine, Native Tongues, and The Banquet. Daily commuting is easy with nearby public transit stops and quick driving access to Shaganappi Trail and 16th Avenue. This property offers the best value in the Dean's Landing development based on its size and price point so don't miss out on this incredible opportunity!