



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1319, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2278470



\$540,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	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.