



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

MLS # A2290178



\$515,000

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		

The condo is a brand-new Nero C model by Rohit Homes, offering 801 sq. ft. of thoughtfully designed living space with 2 BEDROOMS and 2 BATHROOMS. The home features an open-concept layout with a modern kitchen and a spacious living room, ideal for both everyday living and entertaining. The primary bedroom includes a walk-in closet and a private 4-piece ensuite bathroom. Additional features include in-suite laundry, a private balcony, abundant natural light, and A/C rough-in for year-round comfort. Luxurious finishes are showcased throughout, including quartz countertops, high-end stainless-steel appliances, and a contemporary design. The property also comes with a TITLED UNDERGROUND PARKING stall for added security and convenience, along with a titled underground personal STORAGE LOCKER—a valuable feature rarely included in new condo developments. Schedule your showing today.