

# \$399,999 - 1110, 4270 Norford Avenue Nw, Calgary

MLS® #A2251330

**\$399,999**

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Absolutely! Here's a more enthusiastic version:

Your Dream Condo Awaits!

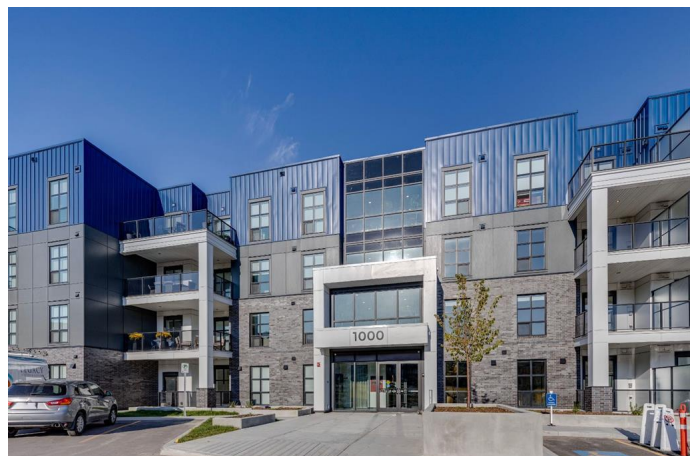
Step into this stunning brand-new condo that truly feels like home! This spacious one-bedroom plus den unit features a fabulous patio that opens directly to a common terrace, giving you breathtaking west views and easy access to scenic pathways! With 579.17 sq ft of modern living space in the exceptional Rohits Dean Landing, this is the perfect opportunity for you to make it yours!

But that's not all! Enjoy the convenience of a titled parking stall in a heated garage, complete with bike storage and an electric car charging station—safety and security are a top priority here! Plus, there's plenty of visitor parking available for your friends and family to come and enjoy your new space. Don't miss out on this incredible opportunity.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2251330  |
| Price     | \$399,999 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 579               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1110, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6P8                      |

### Amenities

|                |                                                                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage                                                                                                                                               |
| Parking Spaces | 1                                                                                                                                                                                                                                          |
| Parking        | 220 Volt Wiring, Enclosed, Garage Door Opener, Garage Faces Front, Heated Garage, Parkade, Stall, Underground, Concrete Driveway, In Garage Electric Vehicle Charging Station(s), Guest, On Street, Outside, Parking Lot, Plug-In, Secured |
| # of Garages   | 1                                                                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Elevator, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Wired for Data |
| Appliances        | Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range                                                                         |
| Heating           | Baseboard, Electric                                                                                                                                                                               |
| Cooling           | Rough-In                                                                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                                                                 |
| Basement          | None                                                                                                                                                                                              |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Entrance |
|-------------------|---------------------------------------------------|

|              |                        |
|--------------|------------------------|
| Construction | Concrete, Metal Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 14                  |
| Zoning         | M-2                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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