

# \$639,000 - 1412, 4270 Norford Avenue Nw, Calgary

MLS® #A2242334

**\$639,000**

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover your dream penthouse in NW Calgary! This brand new, 914 sq ft with high ceilings, top-floor end unit features 2 bedrooms and 2 bathrooms, making it perfect for singles, couples, families or professionals. With immediate possession available, you can move right in and enjoy the luxurious upgrades throughout. Benefit from titled underground heated garage parking, complete with an electric charging station, and ample visitor parking for your guests. The expansive 39 ft wrap-around corner deck offers stunning clear west views, ideal for entertaining with a BBQ gas line and air conditioning rough-in for year-round comfort.

This stunning apartment comes equipped with five high-quality appliances, including a built-in refrigerator, microwave, oven range, and dishwasher, along with a stackable washer and dryer in the laundry closet. Built by the prestigious award-winning Rohit, this home is nestled in a vibrant community just minutes from shopping, restaurants, Movie Theatre, The University of Calgary, Market Mall, Foothills Hospital, and Children's Hospital, with plenty of walking paths nearby. Don't miss this chance to make this exquisite penthouse your new home! Contact us today for more details or to schedule a viewing!

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242334    |
| Price          | \$639,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 914         |
| Acres          | 0.00        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1412, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B6A8                       |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking                                         |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Heated Garage, Parkade, Plug-In, Secured, Stall, Titled, Underground, Owned, Public Electric Vehicle Charging Station(s) |
| # of Garages   | 1                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances        | Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range, Electric Water Heater                                                                                              |
| Heating           | Baseboard, Electric                                                                                                                                                                                                                                                                           |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                      |

|              |      |
|--------------|------|
| Fireplaces   | None |
| # of Stories | 4    |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Entrance, Storage |
| Construction      | Brick, Mixed, Stone, Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 15               |
| Zoning         | M-X1             |

## Listing Details

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

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