



2411, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2322063



\$639,999

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	-	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Experience elevated living in the heart of the University District with this brand-new, never lived in, top floor corner residence, showcasing over 900 sq ft. of thoughtfully designed space, and some of the most coveted views in the community. Perfectly positioned overlooking the pond, dog park and greenspace, this exceptional 2-bedroom, 2-bathroom home offers unobstructed panoramic views of the rolling NW Calgary hills, COP, and even the Mountains beyond. Rest knowing that these views are protected and cannot be impacted by future development. Inside, soaring 10 foot ceilings, expansive floor to ceiling windows, and a bright open concept layout create an airy, sophisticated atmosphere. The chef inspired kitchen features sleek quartz countertops, full height cabinetry, a large island with designer detailing, and premium finishes throughout. The spacious primary retreat offers a walk-in closet and a spa inspired ensuite complete with dual vanities and a glass shower, while the second bedroom and full "cheater en-suite" bath provide flexibility for guests, a home office, or roommates. One of the home's most impressive features is the 300+ sq ft. wraparound balcony, providing a seamless extension of the living space and the perfect setting to enjoy morning coffee, evening sunsets, or simply take in the remarkable views year round. ***Additional highlights include: TWO titled underground parking stalls (\$50,000 value), Titled storage locker, Full New Home Warranty, In-suite laundry, A/C rough-in, Pet friendly building, STR's permitted with board approval, Secure underground parking and storage facilities*** Located in one of Calgary's most walkable and amenity rich communities, residents enjoy easy access to cafes, restaurants, fitness studios, grocery shopping, entertainment, and everyday conveniences. Just steps from Market Mall, Save-On-Foods,

the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and an extensive pathway network, this is an exceptional opportunity for professionals, investors, downsizers, or anyone seeking a vibrant urban lifestyle with unparalleled convenience. Luxury, lifestyle, and lasting views, all from one of University District's most desirable top-floor locations. Book your private showing today!