



GRASSROOTS
REALTY GROUP

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2408, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2339430



\$389,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, In Garage Electric Vehicle Charging Station(s), Parkade, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	N/A		

University District!!! The most sought after address to call home for young professionals. This Modern Bright Top floor Contemporary one bedroom +den/guest bedroom home features soaring 10 ft ceilings, Luxury vinyl plank floors, quartz waterfall kitchen island and quartz counters throughout, stainless steel appliances and a bright open floor plan which leads to a NW facing balcony overlooking a private park, fountain and Market Mall. This home is equipped with in-suite laundry and a AC unit for added comfort. This home also has a titled underground park stall with EV Charging stations, bike storage in the parkade. Close to restaurants, shops, University of Calgary, Foothills hospital, Market Mall and bike trails that lead to the Bow River. This location is also minutes to all major thoroughfares Highway 1, Stoney Trail and Shaganappi Trail. There is a builder's warranty that extends to May of 2027. This home must be seen.