

\$699,999 - 311, 4270 Norford Avenue Nw, Calgary

MLS® #A2205701

\$699,999

2 Bedroom, 3.00 Bathroom, 1,416 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

OPEN HOUSE THIS SUNDAY (April 6th)
Competitively priced townhome in University District! Welcome to this brand-new, corner-unit 2-bedroom+pocket office, 2.5-bathroom townhome by Rohit Homes. This south-facing home is filled with natural light and showcases a sleek, modern design. Interior features include quartz countertops with a waterfall edge, triple-pane floor-to-ceiling windows, with finishes curated by award-winning designer Louis Duncan-He. The kitchen is equipped with built-in appliances, including a refrigerator, microwave, and hood fan, contributing to the home's clean and contemporary aesthetic. One of the bedrooms includes a pocket office with its own balcony. The pocket office offers flexible use, such as a study, workspace, or nursery, subject to buyer needs. Additional features include in-suite laundry, a private balcony on the main floor has BBQ gas line, rough-in for air conditioning, and a tankless hot water system for improved energy efficiency. An attached single garage on the ground floor offers secure, convenient parking with direct access to the home. The University District is a walkable, master-planned community near the University of Calgary and major healthcare facilities, offering parks, retail, dining, and entertainment. This townhome presents an opportunity for buyers seeking a modern design and an amenity-rich location.



Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205701 |
| Price | \$699,999 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,416 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 311, 4270 Norford Avenue Nw |
| Subdivision | University District |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B6P8 |

Amenities

| | |
|----------------|---|
| Amenities | Community Gardens, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Rough-In |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle, Membrane, Metal |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 12 |
| Zoning | TBD |

Listing Details

| | |
|----------------|---|
| Listing Office | Top Producer Realty and Property Management |
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