\$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

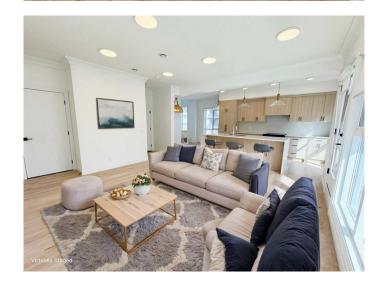
University District, Calgary, Alberta

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.







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 22

Zoning TBD

Listing Details

Listing Office Top Producer Realty and Property Management

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