

# \$443,900 - 2109, 4270 Norford Avenue Nw, Calgary

MLS® #A2202028

**\$443,900**

1 Bedroom, 1.00 Bathroom, 585 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover modern living at its finest in this brand-new 1-bedroom, 1-bathroom plus den condo by Rohit Homes. Located in the highly sought-after University District, this home offers the perfect blend of luxury, convenience, and contemporary design.

Step inside to find sophisticated finishes including waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of one of three stunning Designer Interiors. Whether you prefer chic, elegant, or bold, this home can reflect your personal style.

Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. A titled underground parking stall ensures your vehicle is secure and easily accessible year-round.

Living in the University District means you're part of a thriving community filled with exceptional amenities, trendy shops, diverse dining options, and serene green spaces. With close proximity to major institutions, like the University of Calgary and top healthcare facilities, this location offers unparalleled convenience for students, professionals, and families alike.

Whether you're looking to invest or make this your forever home, Dean's Landing is a lifestyle opportunity you don't want to miss. Contact us today to learn more about



this incredible property and other available options!

Built in 2025

**Essential Information**

MLS® #	A2202028
Price	\$443,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2109, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6A8

**Amenities**

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

**Interior**

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard

Cooling	Rough-In
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Landscaped, Street Lighting
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	136
Zoning	TBD

## Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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