

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

MLS® #A2205701

**\$699,999**

2 Bedroom, 2.00 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.

Built in 2025



## Essential Information

MLS® #	A2205701
Price	\$699,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
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
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Lot Description	Corner Lot
Roof	Asphalt Shingle, Metal, Membrane
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	TBD

### **Listing Details**

Listing Office	Top Producer Realty and Property Management
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