# \$574,900 - 2215, 4270 Norford Avenue Nw, Calgary

MLS® #A2202022

## \$574,900

2 Bedroom, 2.00 Bathroom, 943 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Discover modern living at its finest in this brand-new 2-bedroom, 2-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 curated by award-winning designer Louis Duncan-He. Whether you prefer chic, elegant, or bold, this home can reflect your personal style.

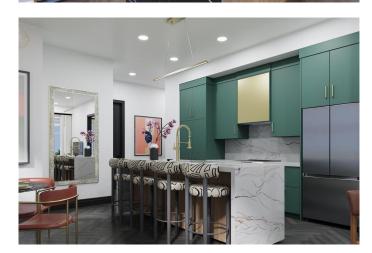
Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. A titled underground parking stall ensures your vehicle is secure and easily accessible year-round.

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 2026

#### **Essential Information**

MLS® # A2202022 Price \$574,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 943
Acres 0.00
Year Built 2026

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 2215, 4270 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6A8

#### **Amenities**

Amenities Community Gardens, Elevator(s), Secured Parking, Visitor Parking,

Bicycle Storage

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 40
Zoning TBD

# **Listing Details**

Listing Office Manor Hill Realty YYC Inc.

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