

# \$779,900 - 701, 4270 Norford Avenue Nw, Calgary

MLS® #A2202037

**\$779,900**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

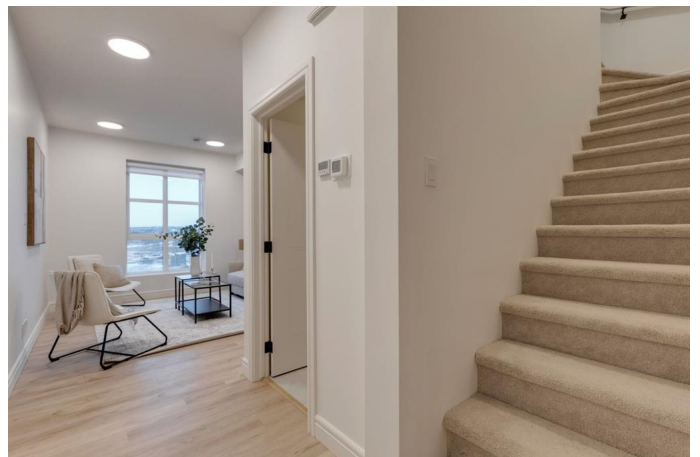
Discover contemporary elegance in this brand-new Barton model townhome by Rohit Homes, offering 3 bedrooms and 2.5 bathrooms in one of Calgary's most sought-after communities. Designed for those who appreciate both style and convenience, this home seamlessly blends luxury finishes with functional living.

Step inside to find waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors curated by award-winning designer Louis Duncan-He. Whether your style is chic, elegant, or bold, this home is designed to reflect your unique taste.

Enjoy the ease of in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures your vehicle stays secure and accessible in all seasons.

Living in University District means being part of a vibrant, master-planned community with trendy shops, diverse dining, lush green spaces, and top-tier amenities just steps from your door. With close proximity to the University of Calgary and leading healthcare facilities, this location offers unmatched convenience for students, professionals, and families alike.

Whether you're searching for an investment



opportunity or your forever home, Dean's Landing is a lifestyle you won't want to miss.

Built in 2025

### Essential Information

MLS® #	A2202037
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,380
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	701, 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
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

### 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	3
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	TBD

### **Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.