

# \$769,000 - #303, 4270 Norford Avenue Nw, Calgary

MLS® #A2204083

**\$769,000**

3 Bedroom, 3.00 Bathroom, 1,495 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

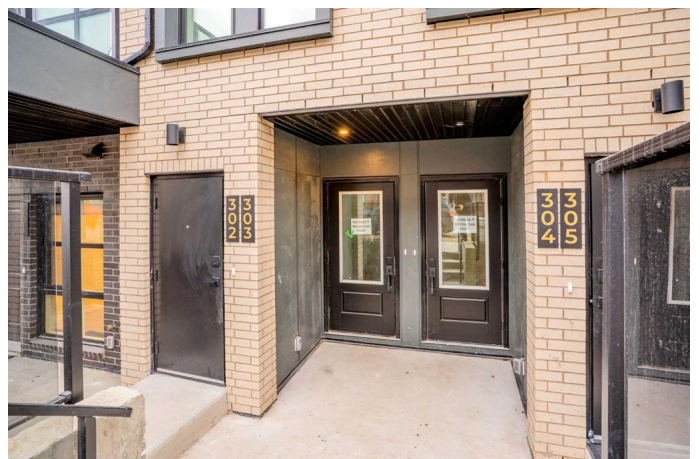
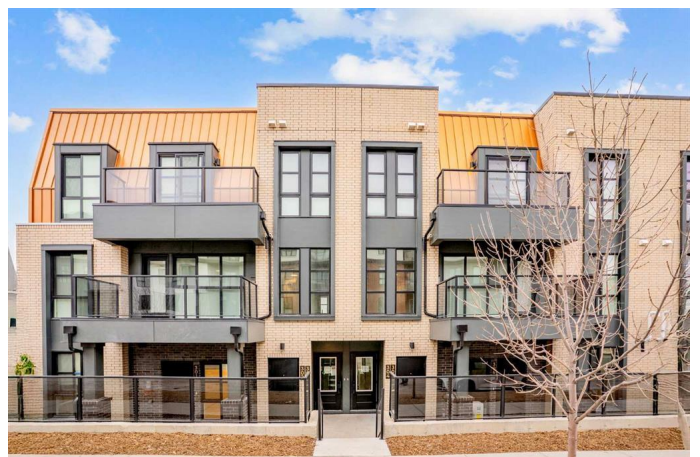
\*OPEN HOUSE: April 19th 12pm-3pm & April  
20th 12pm-2pm\* \*Immediate Possession\* Â·  
Modern Elegance in University District

Welcome to your impeccably designed 1,495  
sqft corner-unit townhome in the vibrant  
University Districtâ€”a community known for its  
walkability, top-tier amenities, and unbeatable  
convenience. This brand-new home is a  
masterpiece of craftsmanship and  
contemporary design, offering an array of  
high-end upgrades throughout.

Step inside to discover beautiful dark luxury  
vinyl plank flooring in an elegant herringbone  
pattern, setting the tone for modern  
sophistication. The open-concept layout is  
flooded with natural light, enhanced by a  
perimeter ceiling feature with ample pot lights  
that illuminate every detail.

At the heart of the home is a chef-inspired  
kitchen, where form meets function. White  
quartz countertops cascade in a waterfall  
design, complemented by a matching quartz  
backsplash for a seamless, luxurious look. The  
built-in refrigerator and dishwasher are  
concealed within cabinetry for a sleek  
aesthetic, while a powerful hood fan is  
seamlessly integrated into the kitchen design.  
A large pantry provides ample storage for all  
your culinary essentials.

Step out onto your private balcony,



overlooking the lush complex green space—the perfect setting for outdoor relaxation. Equipped with a BBQ gas line and rough-in for AC, this space is designed for year-round enjoyment.

Upstairs, the primary bedroom retreat is a true sanctuary, featuring a stunning ensuite with double vanities and the same quartz finishes found throughout the home. Two additional bedrooms offer versatility, with the center bedroom boasting its own private balcony—a unique bonus that provides a refreshing outdoor escape. Convenient upper-floor laundry ensures effortless daily living.

A rare find in the area, this home features a spacious double garage, designed to easily accommodate two SUVs, offering both practicality and secure parking. Plus, the electrical panel is conveniently located in the garage, making it easy to install an electric vehicle charger in the future.

**Why Live in University District?**

**Unparalleled Walkability** — Enjoy a pedestrian-friendly lifestyle, with trendy cafes, restaurants, boutique shopping, and entertainment just steps away.

**Premier Location** — Minutes from the University of Calgary, Alberta Children's Hospital, and Market Mall, offering unparalleled convenience for students, professionals, and families alike.

**World-Class Amenities** — Experience top-tier community features such as scenic parks, an off-leash dog park, a cutting-edge fitness center, and year-round events that bring the neighborhood to life.

This exquisite home combines modern style, functional elegance, and an unbeatable location in one of the city's most thriving communities. Don't miss your chance to own in University District—schedule your

showing today!

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204083      |
| Price          | \$769,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,495         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | #303, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6P8                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Community Gardens, Park, Parking, Playground |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings,  |

|          |                   |
|----------|-------------------|
|          | Instant Hot Water |
| Heating  | Forced Air        |
| Cooling  | Rough-In          |
| Basement | None              |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line                        |
| Lot Description   | Back Lane                                    |
| Roof              | Asphalt Shingle                              |
| Construction      | Aluminum Siding, Brick, Concrete, Wood Frame |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 33               |
| Zoning         | TBD              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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