

# \$404,900 - 2202, 4270 Norford Avenue Nw, Calgary

MLS® #A2202026

**\$404,900**

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 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® #	A2202026
Price	\$404,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2202, 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	40
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.