# \$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

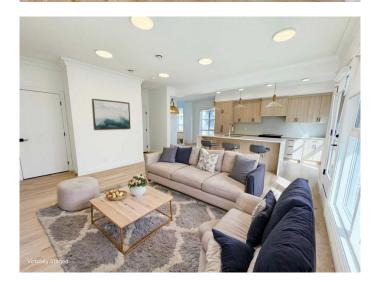
University District, Calgary, Alberta

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

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.







#### **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

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 6

Zoning TBD

# **Listing Details**

Listing Office Top Producer Realty and Property Management

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