

# \$379,900 - 406, 4270 Norford Avenue Nw, Calgary

MLS® #A2202030

**\$379,900**

1 Bedroom, 1.00 Bathroom, 581 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 Cambridge model townhome 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® #         | A2202030      |
| Price          | \$379,900     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 581           |
| Acres          | 0.00          |
| Year Built     | 2026          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 406, 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 | 1  |
| Parking        | Single 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 4  
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  
Days on Market 36  
Zoning TBD

### **Listing Details**

Listing Office Manor Hill Realty YYC Inc.

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