\$574,900 - 2215, 4270 Norford Avenue Nw, Calgary

MLS® #A2202022

\$574,900

2 Bedroom, 2.00 Bathroom, 943 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Discover modern living at its finest in this brand-new 2-bedroom, 2-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.

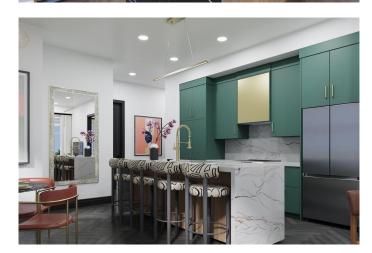
Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. A titled underground parking stall ensures your vehicle is secure and easily accessible year-round.

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® # A2202022 Price \$574,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 943
Acres 0.00
Year Built 2026

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 2215, 4270 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6A8

Amenities

Amenities Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking,

Community Gardens

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 93
Zoning TBD

Listing Details

Listing Office Manor Hill Realty YYC Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.