

# \$779,900 - 701, 4270 Norford Avenue Nw, Calgary

MLS® #A2202037

**\$779,900**

3 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

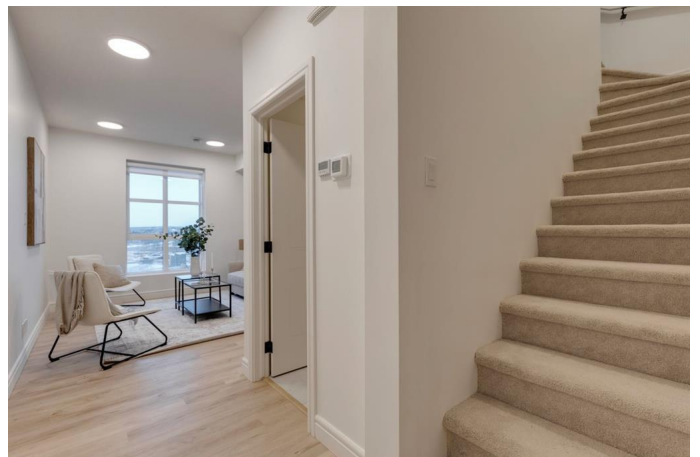
Discover contemporary elegance in this brand-new Barton model townhome by Rohit Homes, offering 3 bedrooms and 2.5 bathrooms in one of Calgary's most sought-after communities. Designed for those who appreciate both style and convenience, this home seamlessly blends luxury finishes with functional living.

Step inside to find waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors curated by award-winning designer Louis Duncan-He. Whether your style is chic, elegant, or bold, this home is designed to reflect your unique taste.

Enjoy the ease of in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures your vehicle stays secure and accessible in all seasons.

Living in University District means being part of a vibrant, master-planned community with trendy shops, diverse dining, lush green spaces, and top-tier amenities just steps from your door. With close proximity to the University of Calgary and leading healthcare facilities, this location offers unmatched convenience for students, professionals, and families alike.

Whether you're searching for an investment



opportunity or your forever home, Dean's Landing is a lifestyle you won't want to miss.

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2202037      |
| Price          | \$779,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,380         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 701, 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 | 2                                                                |
| Parking        | Double 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 | 3                                                           |
| 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 | 97               |
| Zoning         | TBD              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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