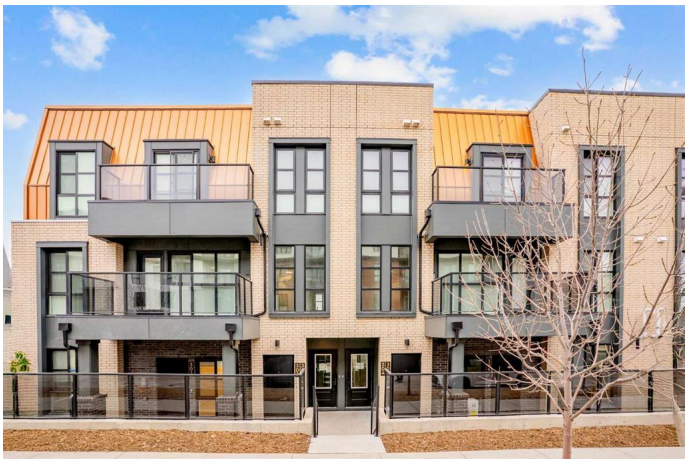
$769,000 - #303, 4270 Norford Avenue Nw, Calgary

MLS® #A2204083

$769,000
3 Bedroom, 3.00 Bathroom, 1,495 sqft
Residential on 0.00 Acres



University District, Calgary, Alberta

Immediate Possession Â· Modern Elegance in University District

Welcome to your impeccably designed 1,495 sqft corner-unit townhome in the vibrant University Districtâ€”a community known for its walkability, top-tier amenities, and unbeatable convenience. This brand-new home is a masterpiece of craftsmanship and contemporary design, offering an array of high-end upgrades throughout.

Step inside to discover beautiful dark luxury vinyl plank flooring in an elegant herringbone pattern, setting the tone for modern sophistication. The open-concept layout is flooded with natural light, enhanced by a perimeter ceiling feature with ample pot lights that illuminate every detail.

At the heart of the home is a chef-inspired kitchen, where form meets function. White quartz countertops cascade in a waterfall design, complemented by a matching quartz backsplash for a seamless, luxurious look. The built-in refrigerator and dishwasher are concealed within cabinetry for a sleek aesthetic, while a powerful hood fan is seamlessly integrated into the kitchen design. A large pantry provides ample storage for all your culinary essentials.

Step out onto your private balcony, overlooking the lush complex green

spaceâ€”the perfect setting for outdoor relaxation. Equipped with a BBQ gas line and rough-in for AC, this space is designed for year-round enjoyment.

Upstairs, the primary bedroom retreat is a true sanctuary, featuring a stunning ensuite with double vanities and the same quartz finishes found throughout the home. Two additional bedrooms offer versatility, with the center bedroom boasting its own private balconyâ€”a unique bonus that provides a refreshing outdoor escape. Convenient upper-floor laundry ensures effortless daily living.

A rare find in the area, this home features a spacious double garage, designed to easily accommodate two SUVs, offering both practicality and secure parking. Plus, the electrical panel is conveniently located in the garage, making it easy to install an electric vehicle charger in the future.

Why Live in University District?
Unparalleled Walkability â€“ Enjoy a pedestrian-friendly lifestyle, with trendy cafes, restaurants, boutique shopping, and entertainment just steps away.
Premier Location â€“ Minutes from the University of Calgary, Alberta Children's Hospital, and Market Mall, offering unparalleled convenience for students, professionals, and families alike.
World-Class Amenities â€“ Experience top-tier community features such as scenic parks, an off-leash dog park, a cutting-edge fitness center, and year-round events that bring the neighborhood to life.
This exquisite home combines modern style, functional elegance, and an unbeatable location in one of the city's most thriving communities. Donâ€™t miss your chance to own in University Districtâ€”schedule your showing today!

Built in 2025

Essential Information

MLS® #	A2204083
Price	$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	#303, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Community Gardens, Park, Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Garage Control(s), Instant Hot Water, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Rough-In

Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	43
Zoning	TBD

Listing Details

Listing Office	RE/MAX Complete Realty

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