

\$405,000 - 312, 4270 Norford Avenue Nw, Calgary

MLS® #A2248939

\$405,000

2 Bedroom, 1.00 Bathroom, 622 sqft

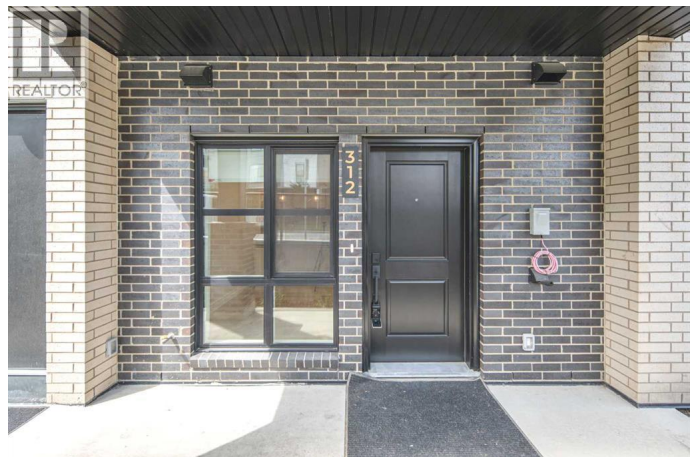
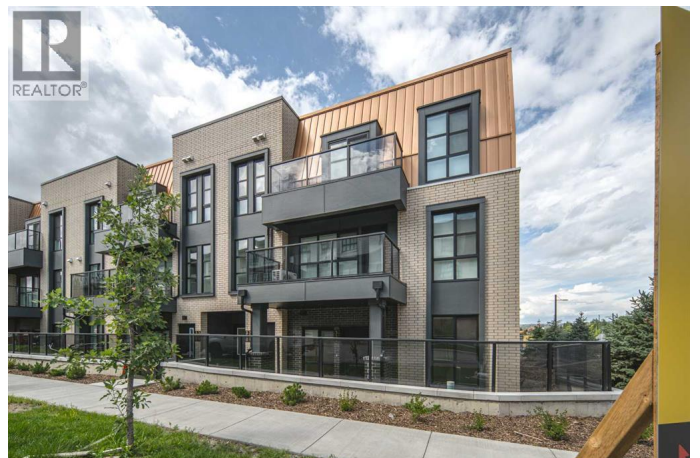
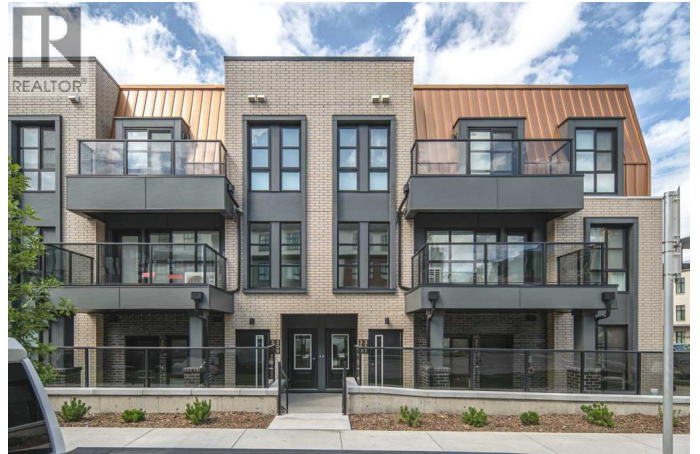
Single Family on 0.00 Acres

University District, Calgary, Alberta

Airbnb allowed! Welcome to this Brand NEW, 2-bedroom townhome in the vibrant and walkable University District. This south-facing home is filled with natural light and showcases a sleek, modern design. From the moment you step inside, you are greeted by luxurious vinyl plank flooring that flows gracefully throughout the main level. The kitchen features quartz countertops with a waterfall edge and stainless steel appliances, contributing to the home's clean, contemporary aesthetic. The spacious primary bedroom, a second bedroom, and a 4-piece bath complete this functional floor plan. For added convenience, the unit includes one titled, secure underground parking space. Perfectly situated, the community is just a short walk to Alberta Children's Hospital, Foothills Medical Centre, and the University of Calgary. You'll also enjoy immediate access to essential amenities such as grocery stores, restaurants, Market Mall, and excellent transit connections. With quick access to downtown and the mountains, this townhouse is an outstanding opportunity for healthcare professionals, students, or savvy investors seeking lifestyle and location in one of Calgary's most desirable new neighbourhoods. Book your private showing today! (id:6289)

Built in 2025

Essential Information



Listing #	A2248939
Price	\$405,000
Bedrooms	2
Bathrooms	1.00
Square Footage	622
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	312, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6P8

Amenities

Amenities	Park, Shopping
Features	Other, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Forced air
Cooling	See Remarks
# of Stories	1

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Grand Realty
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Listing information last updated on October 14th, 2025 at 6:31pm PDT