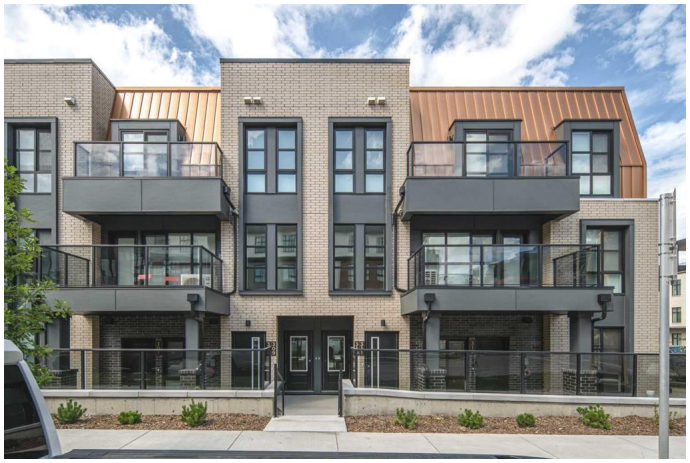
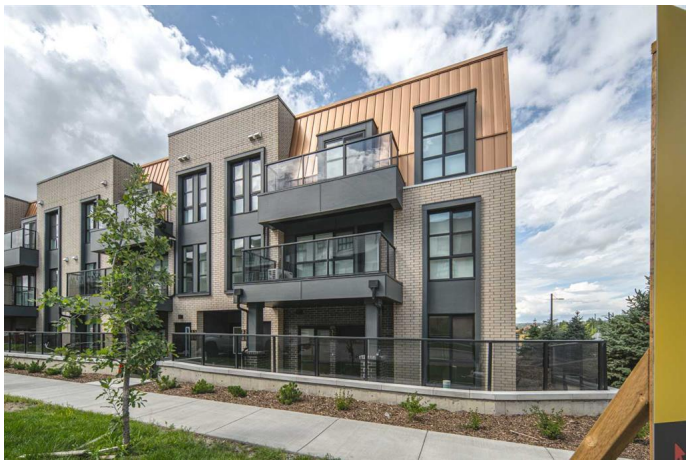
$424,800 - 312, 4270 Norford Avenue Nw, Calgary

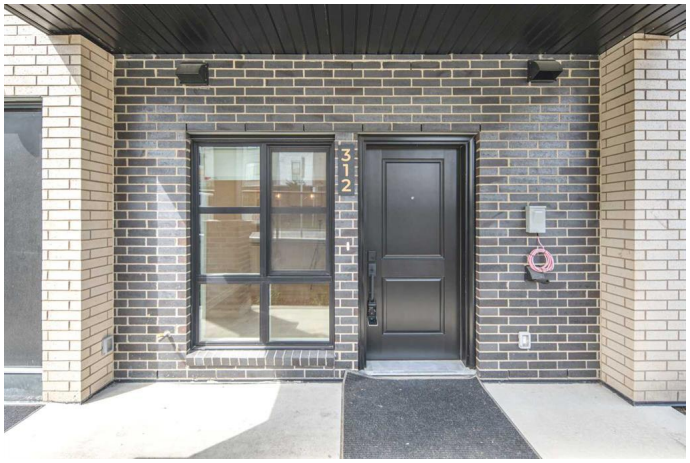
MLS® #A2248939

$424,800
2 Bedroom, 1.00 Bathroom, 622 sqft
Residential 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 homeâ€™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 Childrenâ€™s Hospital, Foothills Medical Centre, and the University of Calgary. Youâ€™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 Calgaryâ€™s most desirable new neighbourhoods. Book your private showing today!

Built in 2025

Essential Information

MLS® #	A2248939
Price	$424,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	622
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	312, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Secured Parking, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	21
Zoning	M-2

Listing Details

Listing Office	Grand Realty

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