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

MLS® #A2248939

\$405,000

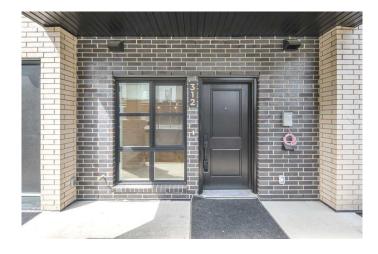
2 Bedroom, 1.00 Bathroom, 622 sqft Residential on 0.00 Acres

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 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'II 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!







Built in 2025

Essential Information

MLS® # A2248939 Price \$405,000

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 Community Gardens, Secured Parking, Visitor Parking

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 76

Zoning M-2

Listing Details

Listing Office Grand Realty

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