

# \$599,900 - 2203, 4270 Norford Avenue Nw, Calgary

MLS® #A2202025

**\$599,900**

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Discover contemporary living in this brand-new 2-bedroom, 2-bathroom Argento B model condo by Rohit Homes, located in the heart of University District. Thoughtfully designed for both luxury and functionality, this home features waterfall quartz countertops, expansive floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors. Whether your style is chic, elegant, or bold, there's a perfect design option for you.

This beautifully crafted condo offers in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures security and convenience.

Living in University District means more than just owning a home—it's embracing a vibrant lifestyle with trendy shops, diverse dining, exceptional amenities, and peaceful green spaces. With proximity to the University of Calgary, top healthcare facilities, and major transit routes, this location provides unparalleled convenience for students, professionals, and families alike.

Whether you're looking for a smart investment or your forever home, Dean's Landing is an opportunity you won't want to miss.

Built in 2026

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2202025          |
| Price          | \$599,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 914               |
| Acres          | 0.00              |
| Year Built     | 2026              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2203, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6A8                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Secured, Titled, Underground                                       |

### 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      | 4   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Lot Description   | Landscaped, Street Lighting      |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 145              |
| Zoning         | TBD              |

**Listing Details**

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

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