

\$319,999 - 1203, 4270 Norford Avenue Nw, Calgary

MLS® #A2240948

\$319,999

1 Bedroom, 1.00 Bathroom, 409 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Rosa at Dean’s Landing, a brand-new, never-lived-in second-floor unit by the award-winning Rohit Communities. This thoughtfully designed 1 bedroom, 1 bathroom apartment offers modern elegance and functionality, featuring stylish herringbone-pattern vinyl plank flooring throughout.

The bright, open-concept layout is both inviting and practical, highlighted by a sunny south-facing balcony that fills the space with natural light all day long. A titled underground parking stall adds convenience and security.

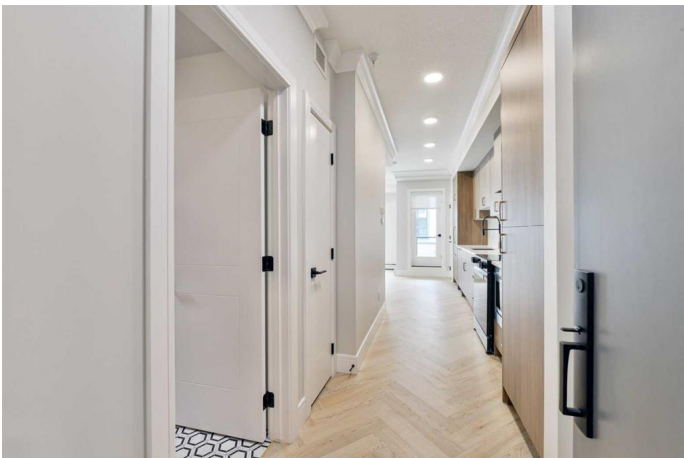
Perfectly situated in a vibrant and connected community, this apartment is just minutes from shopping, restaurants, a movie theatre, The University of Calgary, Market Mall, Foothills Hospital, and the Children’s Hospital, with plenty of walking paths nearby.

Don’t miss your chance to own this stunning unit!

Built in 2025

Essential Information

MLS® #	A2240948
Price	\$319,999
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	409
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1203, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame, Cement Fiber Board

Additional Information

Date Listed	August 20th, 2025
Days on Market	34
Zoning	M-2

Listing Details

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