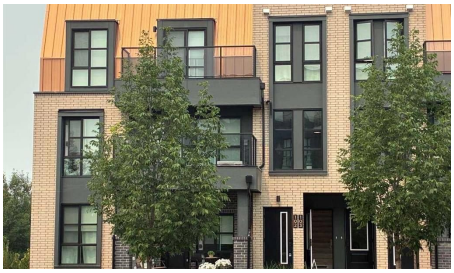
103 4270 Norford Avenue NW

Calgary | Active | MLS® A2336307

$665,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,305 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Easy List Realty

A closer look

For more information, please click the "More Information" button.
Welcome to Dean’s Landing, where modern sophistication meets unmatched convenience in one of Calgary’s most dynamic and sought-after urban communities. Featuring the coveted Barton B corner-unit floor plan, this exceptional home offers 3 bedrooms, 3 bathrooms, an attached 2-car garage, and immediate possession. University District is where modern living meets a vibrant and connected lifestyle designed with walkability and community in mind. This award-winning neighbourhood offers restaurants and fitness studios, located next to a biking and walking path and a dedicated off-leash dog park. As one of the few truly unobstructed corner units in the University District, this home boasts protected sightlines that cannot be impacted by future development - a rare and highly valuable feature. Expansive, triple-pane floor-to-ceiling windows paired with soaring 9-foot ceilings bathe the open-concept living space in natural light while capturing breathtaking views. Curated Designer Finishes: Step inside onto luxury vinyl plank flooring, highlighted by crisp recessed pot lighting throughout. Gourmet Kitchen: Showcases waterfall white quartz countertops, a matching full-height quartz backsplash, a generous walk-in pantry for storage and convenience, and built-in appliances seamlessly panelled into custom cabinetry for a sleek, cohesive finish. Thoughtful Layout: Generously proportioned living and dining spaces designed for effortless entertaining and everyday comfort. Modern Essentials: Features 3 bathrooms, convenient upper-floor laundry, and a private attached 2-car garage. Situated in Calgary's vibrant Northwest, the University District delivers a complete live-work-play environment right outside your front door. Steps from vibrant cafes, top-rated restaurants, local boutiques, VIP Cineplex Cinemas, scenic parks, and an off-leash dog park. Minutes to the University of Calgary, Alberta Children’s Hospital, Foothills Medical Centre, Market Mall, and the Save-on-Foods grocery store. Gateway to Banff: Perfectly positioned in the city's Northwest quadrant for seamless access to the Trans-Canada Highway, putting Banff and Canmore escapes just an hour away. Whether you are seeking a refined primary residence or a high-value addition to your real estate portfolio, this property offers an unparalleled combination of location, view protection, and luxury finishings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336307
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split
Total Living Area:	1,305 sq. ft.
Main Level Finished Area:	657 sq. ft.
Upper Level Finished Area:	648 sq. ft.
Condo Fee:	$369.00
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Reserve Fund Contributions, Residential Manager, Snow Removal, Trash
Front Exposure:	Southeast
Unit Exposure:	Northwest
Entry Level:	1
Stories Total:	3
Levels:	3 Level Split
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2412052
Heating:	Forced Air, Natural Gas

Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Metal Siding, Mixed
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Common Area, In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Snow Removal, Trash
Appliances:	Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Garage Control(s), Microwave, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Easement Registered On Title
Pets Allowed:	Yes

Main Floor	Kitchen · 20' × 8'5" ·
Main Floor	Living Room · 15'6" × 12'1" ·
Main Floor	Dining Room · 15'6" × 8'6" ·
2nd Floor	Bedroom - Primary · 13' × 10'3" ·
2nd Floor	Bedroom · 9'9" × 9'7" ·
2nd Floor	Bedroom · 9'9" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Corner Lot, Low Maintenance Landscape, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-4270-norford-avenue-nw-calgary-a2336307/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.