304 4270 Norford Avenue NW

Calgary | Active | MLS® A2353782

$654,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**1,587.16 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Complete Realty

A closer look

MODERN ELEGANCE IN CALGARY'S VIBRANT UNIVERSITY DISTRICT! Welcome to this beautifully appointed townhome by Rohit Homes in sought-after Dean's Landing, thoughtfully designed with 2 bedrooms, a versatile pocket office, 2.5 bathrooms, and a fully finished single attached garage. From the moment you arrive, beautiful luxury vinyl plank flooring sets the tone for modern sophistication, enhanced by ample pot lighting that illuminates the home's thoughtfully curated details. At the heart of the home, the kitchen makes a striking statement with white quartz countertops cascading in a stunning waterfall design, complemented by a matching quartz backsplash for a seamless, luxurious finish. The built-in refrigerator is discreetly concealed within the cabinetry, creating a sleek, cohesive aesthetic, while the integrated hood fan completes the polished contemporary design. The open-concept living and dining areas flow effortlessly together, with large windows bringing in an abundance of natural light. Step outside onto your private balcony, complete with a BBQ gas line perfect for summer evenings, outdoor dining, or simply unwinding at the end of the day. Central air conditioning is already installed, keeping the home cool and comfortable throughout Calgary's hot summer days. The primary bedroom offers a peaceful retreat with a beautifully finished ensuite, while the second bedroom provides excellent versatility for family or guests. A dedicated pocket office creates the ideal space to work or study from home without sacrificing a bedroom, while convenient upper-floor laundry adds to the home's everyday functionality. Beyond your front door, University District offers one of Calgary's most desirable urban lifestyles, surrounded by trendy cafés, boutique shops, acclaimed restaurants, fitness studios, scenic parks, walking and cycling paths, and an off-leash dog park. Just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, and Save-On-Foods, with convenient access to the Trans-Canada Highway and an easy route toward the mountains. Whether you're planting roots or building your portfolio, this is a lifestyle opportunity not to be missed.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353782
Bedrooms	2
Bathrooms	3
Year Built	2023
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:	Townhouse-Stacked
Total Living Area:	1,587.16 sq. ft.
Condo Fee:	$368.62
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	2412052
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Insulated, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Community Gardens, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval, Condo/Strata Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 19'8" × 8'5" ·
Main Floor	Kitchen · 15'7" × 9' ·
Main Floor	Living Room · 12'11" × 12'6" ·
2nd Floor	Bedroom · 12'6" × 9'11" ·
2nd Floor	Office · 8'10" × 6'3" ·
2nd Floor	Bedroom - Primary · 12'10" × 12' ·

Title to Land:	Leasehold
Community Features:	Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Exterior Features:	Balcony, BBQ gas line, Lighting
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-4270-norford-avenue-nw-calgary-a2353782/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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