# \$584,900 - 2103, 4270 Norford Avenue Nw, Calgary

MLS® #A2256236

## \$584,900

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 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 homeâ€"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® # A2256236 Price \$584,900

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 2103, 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 September 12th, 2025

Days on Market 53

Zoning TBD

# **Listing Details**

Listing Office Manor Hill Realty YYC Inc.

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