



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #311, Calgary T3B6P8

MLS® #: **A2205701** Area: **University District** Listing Date: **03/26/25** List Price: **\$699,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,415**
 Low Sqft:
 Ttl Sqft: **1,415**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle,Membrane,Metal**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|---------------|-------------------|--------|----------------|
| Living Room | Second | 13`6" x 16`4" | Kitchen | Second | 11`4" x 13`6" |
| Dining Room | Second | 11`3" x 8`2" | Bedroom - Primary | Third | 11`10" x 12`4" |
| Den | Third | 9`0" x 7`0" | Bedroom | Third | 10`6" x 12`4" |
| 4pc Ensuite bath | Third | | 4pc Ensuite bath | Third | |

Legal/Tax/Financial

Condo Fee:
\$305

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **2412052**

Remarks

Pub Rmks: **OPEN HOUSE THIS SUNDAY (April 5th) Competitively priced townhome in University District! Welcome to this brand-new, corner-unit 2-bedroom+pocket office, 2.5-bathroom townhome by Rohit Homes. This south-facing home is filled with natural light and showcases a sleek, modern design. Interior features include quartz countertops with a waterfall edge, triple-pane floor-to-ceiling windows, with finishes curated by award-winning designer Louis Duncan-He. The kitchen is equipped with built-in appliances, including a refrigerator, microwave, and hood fan, contributing to the home's clean and contemporary aesthetic. One of the bedrooms includes a pocket office with its own balcony. The pocket office offers flexible use, such as a study, workspace, or nursery, subject to buyer needs. Additional features include in-suite laundry, a private balcony on the main floor has BBQ gas line, rough-in for air conditioning, and a tankless hot water system for improved energy efficiency. An attached single garage on the ground floor offers secure, convenient parking with direct access to the home. The University District is a walkable, master-planned community near the University of Calgary and major healthcare facilities, offering parks, retail, dining, and entertainment. This townhome presents an opportunity for buyers seeking a modern design and an amenity-rich location.**

Inclusions:
Property Listed By: **garage remote**
Top Producer Realty and Property Management

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





