

# \$599,900 - 2203, 4270 Norford Avenue Nw, Calgary

MLS® #A2202025

**\$599,900**

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 B 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 curated by award-winning designer Louis Duncan-He. 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 home—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® #	A2202025
Price	\$599,900
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	2203, 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
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Lot Description	Landscaped, Street Lighting
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	21
Zoning	TBD

### **Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
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