

\$305,000 - 1314, 4270 Norford Avenue Nw, Calgary

MLS® #A2246966

\$305,000

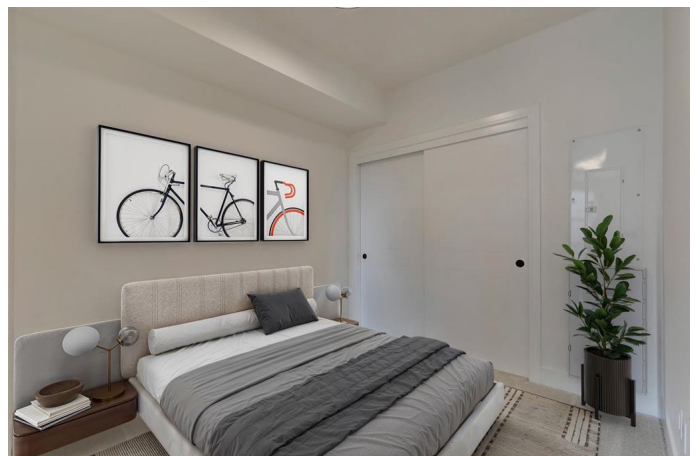
1 Bedroom, 1.00 Bathroom, 422 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Rosa, a magazine-worthy corner unit condo in Dean's Landing that redefines modern living. This brand-new, never-occupied residence features 422.27 sq ft of thoughtfully designed space, boasting lofty 9' to 10' ceilings and an abundance of natural light from large windows. Step outside to your own private 56 sq ft balcony, perfect for hosting summer barbecues or enjoying a serene morning coffee. The chef-inspired kitchen offers ample countertops and a dedicated pantry, while the spacious bedroom accommodates a queen-size bed with ease, complemented by a large closet. Convenience is key with in-suite laundry facilities discreetly placed away from the living areas. The unit includes a titled parking stall, and the building is secured with heated underground parking, bicycle storage, and an electric charging stations. Nestled in Rohit's Deans Landing., The unit is just moments away from shopping and dining in the award-winning University District, as well as the University of Calgary, Market Mall, Children's and Foothills Hospitals. Enjoy nearby parks, scenic pathways, schools, and recreation centers, making this the perfect home for students, professionals, and families alike. Experience the ultimate blend of style, comfort, and convenience in University District – your new place to call home awaits! Book to view!

Built in 2025



Essential Information

MLS® #	A2246966
Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	422
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1314, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P8

Amenities

Amenities	Elevator(s), Secured Parking, Trash, Visitor Parking, Bicycle Storage, Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Underground, In Garage Electric Vehicle Charging Station(s), Guest, Titled
# of Garages	1

Interior

Interior Features	Closet Organizers, Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Stone Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Window Coverings, Built-In Electric Range, Built-In Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Electric
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	84
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.