

# \$325,000 - 1314, 4270 Norford Avenue Nw, Calgary

MLS® #A2246966

**\$325,000**

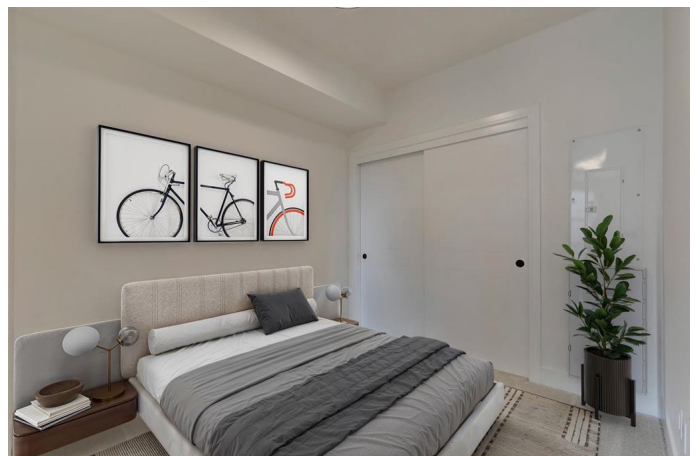
1 Bedroom, 1.00 Bathroom, 422 sqft

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          | \$325,000         |
| 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), Parking, Secured Parking, Visitor Parking, Bicycle Storage, Trash                                                  |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Garage Door Opener, Guest, Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Secured, Titled, Underground |
| # of Garages   | 1                                                                                                                               |

## Interior

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

**Exterior**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 78                |
| Zoning         | M-C2              |

**Listing Details**

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

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