312, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2279880

$398,000

Division:	University District
Type:	Residential/Five Plus
Style:	Townhouse

Size:	622 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	Other

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 221
Basement:	None	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	None

Airbnb allowed! Welcome to this Brand NEW, 2-bedroom townhome in the vibrant and walkable University District. This south-facing home is filled with natural light and showcases a sleek, modern design. From the moment you step inside, you are greeted by luxurious vinyl plank flooring that flows gracefully throughout the main level. The kitchen features quartz countertops with a waterfall edge and stainless steel appliances, contributing to the home’s clean, contemporary aesthetic. The spacious primary bedroom, a second bedroom, and a 4-piece bath complete this functional floor plan. For added convenience, the unit includes one titled, secure underground parking space. Perfectly situated, the community is just a short walk to Alberta Children’s Hospital, Foothills Medical Centre, and the University of Calgary. You’ll also enjoy immediate access to essential amenities such as grocery stores, restaurants, Market Mall, and excellent transit connections. With quick access to downtown and the mountains, this townhouse is an outstanding opportunity for healthcare professionals, students, or savvy investors seeking lifestyle and location in one of Calgary’s most desirable new neighbourhoods. Book your private showing today!