

# \$340,000 - 1203, 4270 Norford Avenue Nw, Calgary

MLS® #A2240948

## \$340,000

1 Bedroom, 1.00 Bathroom, 409 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Rosa at Dean’s Landing, a brand-new, never-lived-in second-floor unit by the award-winning Rohit Communities. This thoughtfully designed 1 bedroom, 1 bathroom apartment offers modern elegance and functionality, featuring stylish herringbone-pattern vinyl plank flooring throughout.

The bright, open-concept layout is both inviting and practical, highlighted by a sunny south-facing balcony that fills the space with natural light all day long. A titled underground parking stall adds convenience and security.

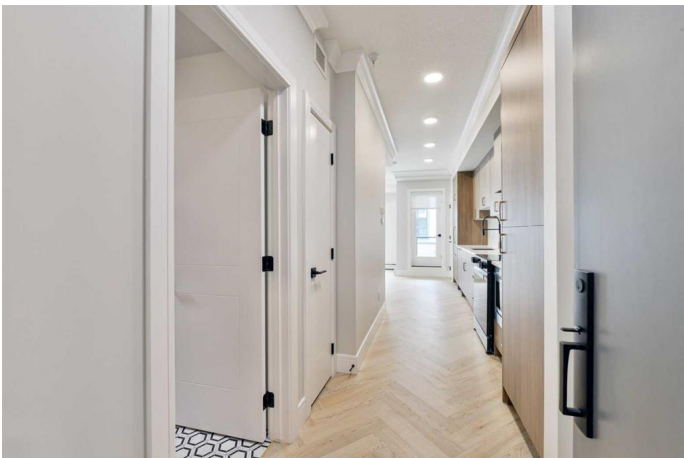
Perfectly situated in a vibrant and connected community, this apartment is just minutes from shopping, restaurants, a movie theatre, The University of Calgary, Market Mall, Foothills Hospital, and the Children’s Hospital, with plenty of walking paths nearby.

Don’t miss your chance to own this stunning unit!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240948  |
| Price     | \$340,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 409               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1203, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6P8                      |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Parking, Visitor Parking |
| Parking Spaces | 1                                                         |
| Parking        | Titled, Underground                                       |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, See Remarks, Soaking Tub         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| # of Stories      | 4                                                                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Construction      | Brick, Cement Fiber Board, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 16                |
| Zoning         | M-2               |

### Listing Details

Listing Office

RE/MAX Realty Professionals

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