



## 4270 Norford Avenue Calgary Alberta

\$427,792

This new development in the University District by Rohit Homes could be your new home or investment property. Ideally situated close to Alberta Children's Hospital and Downtown Core. West & North facing L shaped, 308 sq ft covered balcony for year-round usage overlooking west-facing mountain views. This 1 bed, 1 Bath + Den with around 550 Sq Ft has open plan living/Dining/Kitchen area, ideal for entertaining! Select your own finish from our three luxury designer finishes, including specifications such as waterfall countertop, gold features, crown molding, herringbone lay flooring, panel-ready fridge and dishwasher, custom lighting, and millwork on the walls. \*\*All images are an artistic representation. Materials, colors, floorplans and window locations are subject to change.\*\* (id:6769)

Foyer 6.00 Ft x 4.25 Ft

Living room 10.58 Ft x 8.42 Ft

Kitchen 9.50 Ft x 8.67 Ft

Dining room 7.50 Ft x 5.75 Ft

Primary Bedroom 10.50 Ft x 9.25 Ft

Den 7.58 Ft x 7.17 Ft

Laundry room 5.08 Ft x 4.50 Ft

4pc Bathroom 8.00 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

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