



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4270 NORFORD Avenue #2206, Calgary T3B 6A8**

MLS® #: **A2129556**

Area: **University District**

Listing Date: **07/27/24**

List Price: **\$461,953**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2026**

Finished Floor Area

Abv Sqft: **587**

Low Sqft:

Ttl Sqft: **587**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Parkade, Underground**

DOM

**117**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony, BBQ gas line**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
Utilities:

Construction: **Concrete, Wood Frame**

Flooring: **Carpet, Tile, Vinyl**

Water Source:

Fnd/Bsmt:

Room Information

Room	Level	Dimensions
Living Room	Main	10`7" x 9`0"
Dining Room	Main	10`7" x 5`3"
Walk-In Closet	Main	7`9" x 3`6"
Foyer	Main	4`0" x 4`0"
Laundry	Main	3`6" x 3`2"

Room	Level	Dimensions
Kitchen	Main	12`11" x 11`11"
Bedroom - Primary	Main	9`11" x 9`3"
4pc Bathroom	Main	7`9" x 5`0"
Den	Main	7`10" x 6`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$390**

**Leasehold**

**TBD**

Fee Freq:

**Monthly**

Legal Desc: **2210937**

Remarks

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Pub Rmks: **Welcome to Dean's Landing by Rohit Homes, where contemporary design meets urban convenience in Calgary's sought-after University District. This stunning new build condo offers the perfect blend of luxury, functionality and convenience making this an ideal spot to call home. This 1 bed, 1 bath and den apartment boasts high end finishings, in suite laundry, waterfall quartz counter tops, triple pane floor to ceiling windows and a private balcony. Best of all, you can choose from one of three Designer Interiors curated by award winning designer Louis Duncan-He, giving your new home the chic, elegant or bold feel you desire. All purchases come with a titled underground parking stall and A/C rough in for added convenience. Get in touch today to discover more great opportunities like this in Dean's Landing.**

Inclusions: **Window Coverings Package included, Chic concealed hood fan, waterfall island in kitchen, Custom Designer Lighting Package**

Property Listed By: **Manor Hill Realty YYC Inc.**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**