

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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Underground**

Finished Floor Area

Abv Sqft: **587**
 Low Sqft:
 Ttl Sqft: **587**

DOM

147
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

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:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`7" x 9`0"	Kitchen	Main	12`11" x 11`11"
Dining Room	Main	10`7" x 5`3"	Bedroom - Primary	Main	9`11" x 9`3"
Walk-In Closet	Main	7`9" x 3`6"	4pc Bathroom	Main	7`9" x 5`0"
Foyer	Main	4`0" x 4`0"	Den	Main	7`10" x 6`7"
Laundry	Main	3`6" x 3`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$390

Leasehold

TBD

Fee Freq:

Monthly

Legal Desc:

2210937

Remarks

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.

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