



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:

DOM

**53**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Access:

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

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

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**