



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #404, Calgary T3B 6A8

MLS® #: **A2129565**

Area: **University District**

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

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,483**
Low Sqft:
Ttl Sqft: **1,483**

DOM

53
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

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

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`5" x 3`8"	Living Room	Second	15`6" x 12`1"
Kitchen	Second	10`0" x 8`0"	Dining Room	Second	15`6" x 8`6"
Furnace/Utility Room	Second	4`0" x 3`0"	2pc Bathroom	Second	5`0" x 5`0"
Bedroom - Primary	Third	12`10" x 11`4"	Walk-In Closet	Third	7`0" x 4`6"
4pc Ensuite bath	Third	10`11" x 8`0"	Bedroom	Third	12`9" x 10`0"
Den	Third	8`9" x 6`6"	Laundry	Third	5`6" x 4`5"
4pc Bathroom	Third	10`0" x 5`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$305

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 townhouse offers the perfect blend of luxury, functionality and convenience making this an ideal spot to call home. This 2 bed, 2.5 bath and den townhome boasts high end finishings, in suite laundry, waterfall quartz counter tops, triple pane 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 with an A/C rough in for added convenience. Get in touch today to discover more great opportunities like this in Dean's Landing. **Photos are renderings from a similar layout. Finishings in Dean's Landing will be to a higher spec****

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