



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #401, Calgary T3B 6A8

MLS® #: **A2129576** Area: **University District** Listing Date: **07/27/24** List Price: **\$479,900**
 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:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **590**
 Low Sqft:
 Ttl Sqft: **590**

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt/Gravel** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 10`11"	Kitchen	Main	13`0" x 9`0"
Bedroom - Primary	Main	10`6" x 10`6"	Bedroom	Main	10`0" x 9`5"
Foyer	Main	3`0" x 3`0"	Foyer	Main	3`0" x 3`0"
4pc Bathroom	Main	8`0" x 5`0"	Furnace/Utility Room	Main	10`0" x 3`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$150

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 townhouse offers the perfect blend of functionality and convenience making this an ideal spot to call home or invest in. This 2 bed, 1 bath single level town home boasts high end finishings, in suite laundry, quartz counter tops, triple pane windows and a secure underground parking stall. 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. Get in touch today to discover more great opportunities like this in Dean's Landing. **Photos are renderings of similarly finished apartments in this same project****

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