



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #2212, Calgary T3B 6A8

MLS® #: **A2152466**

Area: **University District**

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

List Price: **\$614,047**

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:

Finished Floor Area
Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

Parkade, Underground

DOM

53

Layout

Beds: **2 (2)**
Baths: **2.0 (2 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	11`5" x 7`6"	Kitchen	Main	9`6" x 8`11"
Dining Room	Main	7`10" x 5`0"	Bedroom - Primary	Main	13`0" x 9`3"
Walk-In Closet	Main	7`6" x 4`6"	4pc Ensuite bath	Main	7`6" x 7`0"
Bedroom	Main	13`10" x 9`3"	Foyer	Main	4`6" x 4`0"
Den	Main	8`10" x 8`3"	Laundry	Main	7`0" x 3`8"
4pc Bathroom	Main	8`6" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
TBD

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 2 bed, 2 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: **N/A**
Property Listed By: **Manor Hill Realty YYC Inc.**

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