



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #2412, Calgary T3B 6A8

MLS® #: **A2181977**

Area: **University District**

Listing Date: **12/06/24**

List Price: **\$640,981**

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: **849**
Low Sqft:
Ttl Sqft: **849**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Street Lighting**
Park Feat: **Heated Garage,Secured,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 11`4"	Eat in Kitchen	Main	9`9" x 8`5"
Bedroom - Primary	Main	13`9" x 9`3"	Walk-In Closet	Main	7`10" x 4`6"
4pc Ensuite bath	Main	7`10" x 7`0"	Den	Main	8`10" x 8`1"
Bedroom	Main	9`11" x 9`4"	4pc Bathroom	Main	7`10" x 4`11"
Foyer	Main	4`4" x 3`8"	Balcony	Main	10`5" x 9`3"
Balcony	Main	30`6" x 6`5"			

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Leasehold

Zoning:
TBD

Fee Freq:
Monthly

Legal Desc: **2210937**

Remarks

Pub Rmks: **Discover modern living at its finest in this brand-new 2-bedroom, 2-bathroom plus den condo by Rohit Homes. Located in the highly sought-after University District, this home offers the perfect blend of luxury, convenience, and contemporary design. Step inside to find sophisticated finishes including waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of one of three stunning Designer Interiors curated by award-winning designer Louis Duncan-He. Whether you prefer chic, elegant, or bold, this home can reflect your personal style. Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. A titled underground parking stall ensures your vehicle is secure and easily accessible year-round. Living in the University District means you're part of a thriving community filled with exceptional amenities, trendy shops, diverse dining options, and serene green spaces. With close proximity to major institutions, like the University of Calgary and top healthcare facilities, this location offers unparalleled convenience for students, professionals, and families alike. Whether you're looking to invest or make this your forever home, Dean's Landing is a lifestyle opportunity you don't want to miss. Contact us today to learn more about this incredible property and other available options!**

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



