



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #2203, Calgary T3B 6A8

MLS®#: **A2184734**

Area: **University District**

Listing Date: **01/07/25**

List Price: **\$619,900**

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: **913**

Low Sqft:

Ttl Sqft: **913**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

2

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Street Lighting

Heated Garage,Secured,Titled,Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **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
Living Room	Main	12`6" x 12`4"
Dining Room	Main	8`8" x 8`7"
Walk-In Closet	Main	7`10" x 4`9"
Bedroom	Main	9`10" x 8`3"
Laundry	Main	3`4" x 3`3"
Balcony	Main	14`0" x 7`8"

Room	Level	Dimensions
Kitchen	Main	13`3" x 9`0"
Bedroom - Primary	Main	10`11" x 10`10"
4pc Ensuite bath	Main	7`10" x 7`0"
Foyer	Main	9`9" x 5`2"
4pc Bathroom	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$632

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **2210937**

Remarks

Pub Rmks: **Experience modern living at its finest in this stunning new 2-bedroom, 2-bathroom condo by Rohit Homes, nestled in the vibrant University District. Designed with luxury and functionality in mind, this home boasts premium features like waterfall quartz countertops, expansive floor-to-ceiling triple-pane windows, and a choice of three Designer Interiors curated by award-winning designer Louis Duncan-He. Whether your style is chic, elegant, or bold, there's a design option that perfectly suits your taste. This thoughtfully designed condo includes in-suite laundry, a private balcony, and A/C rough-in for ultimate comfort during Calgary's warm summers. Your titled underground parking stall ensures year-round convenience and peace of mind. Living in the University District means more than just a home—it's a lifestyle. Enjoy a thriving community with exceptional amenities, trendy shops, diverse dining options, and tranquil green spaces. With close proximity to the University of Calgary, top healthcare facilities, and major transit routes, this location offers unmatched convenience for students, professionals, and families. Whether you're searching for an ideal investment or your forever home, Dean's Landing is the opportunity you've been waiting for. Contact us today to explore 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



