



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #2204, Calgary T3B 6A8

MLS® #: **A2184738**

Area: **University District**

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

List Price: **\$574,900**

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:

Finished Floor Area

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

DOM

46
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

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`4" x 11`4"	Eat in Kitchen	Main	9`9" x 8`5"
Bedroom - Primary	Main	13`9" x 9`3"	4pc Ensuite bath	Main	7`10" x 4`6"
Bedroom	Main	9`11" x 9`4"	Den	Main	8`10" x 8`1"
4pc Bathroom	Main	7`10" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$569

Leasehold

TBD

Fee Freq:

Monthly

Legal Desc: 2210937

Remarks

Pub Rmks: **Welcome to Dean's Landing by Rohit Homes, where modern design seamlessly blends with urban convenience in Calgary's vibrant University District. This brand-new 2-bedroom, 2-bathroom condo with a den offers the ultimate combination of luxury, functionality, and style—making it the perfect place to call home. Step inside to find sophisticated features, including in-suite laundry, waterfall quartz countertops, and floor-to-ceiling triple-pane windows that flood the space with natural light. Enjoy the privacy of your own balcony and the flexibility to personalize your home with one of three Designer Interiors curated by award-winning designer Louis Duncan-He. Whether you gravitate toward chic, elegant, or bold aesthetics, your home will reflect your unique style. A titled underground parking stall and A/C rough-in ensure year-round comfort and convenience. Discover the unparalleled lifestyle that Dean's Landing offers—contact us today to learn more about this exceptional property and other exciting opportunities in the University District!**

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



