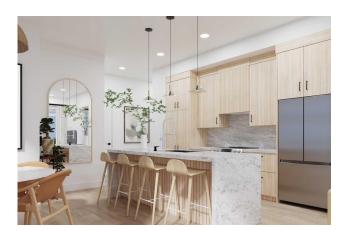


## 4270 NORFORD Avenue #2204, Calgary T3B 6A8

MLS®#: **A2184738** Area: **University District** Listing **01/07/25** List Price: **\$574,900** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



Main

<u>General Information</u>

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

Year Built: 2026 Abv Sqft: 849
Lot Information Low Sqft:

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

2

Lot Sz Ar: Ttl Sqft: **849** 

Lot Shape:

Access:

Lot Feat: Landscaped, Street Lighting

Park Feat: Heated Garage, Secured, Titled, Underground

Utilities and Features

Roof: Construction:

Heating: Baseboard Concrete, Wood Frame

Flooring:

Ext Feat: Balcony, BBQ gas line, Courtyard Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Poured Col

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:** 

4pc Bathroom

Sewer:

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" 13`9" x 9`3" 7`10" x 4`6" **Bedroom - Primary** Main 4pc Ensuite bath Main **Bedroom** Main 9`11" x 9`4" Den Main 8`10" x 8`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

7`10" x 4`11"

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 brandnew 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













