



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #702, Calgary T3B 6A8

MLS®#: **A2185885**

Area: **University District**

Listing Date: **01/10/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2026**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,415**
Low Sqft:
Ttl Sqft: **1,415**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
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
Living Room	Main	15`2" x 14`9"
Dining Room	Main	10`5" x 8`4"
Balcony	Upper	12`9" x 2`9"
4pc Ensuite bath	Upper	11`4" x 4`9"
4pc Ensuite bath	Upper	8`9" x 5`0"
Laundry	Upper	5`7" x 3`6"

Room	Level	Dimensions
Kitchen	Main	14`2" x 8`9"
Bedroom	Upper	9`3" x 7`0"
Bedroom - Primary	Upper	13`6" x 11`9"
Bedroom	Upper	13`5" x 10`6"
2pc Bathroom	Main	5`6" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$305

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc: **2210937**

Remarks

Pub Rmks: **Discover modern living at its finest in this brand-new 2-bedroom, 2.5-bathroom townhome 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









