



THE
A-TEAM

**RE/MAX
FIRST**

4270 NORFORD Avenue #701, Calgary T3B 6A8

MLS® #: **A2202037**

Area: **University District**

Listing Date: **03/14/25**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,380**
Low Sqft:
Ttl Sqft: **1,380**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

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Layout

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped, Street Lighting**
Park Feat: **Double 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$305**
Legal Desc: **2210937**

Title: **Leasehold**
Fee Freq: **Monthly**
Zoning: **TBD**

Remarks

Pub Rmks: **Discover contemporary elegance in this brand-new Barton model townhome by Rohit Homes, offering 3 bedrooms and 2.5 bathrooms in one of Calgary's most sought-after communities. Designed for those who appreciate both style and convenience, this home seamlessly blends luxury finishes with functional living. Step inside to find waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors curated by award-winning designer Louis Duncan-He. Whether your style is chic, elegant, or bold, this home is designed to reflect your unique taste. Enjoy the ease of in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures your vehicle stays secure and accessible in all seasons. Living in University District means being part of a vibrant, master-planned community with trendy shops, diverse dining, lush green spaces, and top-tier amenities just steps from your door. With close proximity to the University of Calgary and leading healthcare facilities, this location offers unmatched convenience for students, professionals, and families alike. Whether you're searching for an investment opportunity or your forever home, Dean's Landing is a lifestyle you won't want to miss.**

Inclusions: **None**
Property Listed By: **Manor Hill Realty YYC Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







