

**2204, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2202024



\$504,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

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. 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!