

**2206, 4270 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2129556**



**\$461,953**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	2026 (-2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Window Coverings Package included, Chic concealed hood fan, waterfall island in kitchen, Custom Designer Lighting Package

Welcome to Dean's Landing by Rohit Homes, where contemporary design meets urban convenience in Calgary's sought-after University District. This stunning new build condo offers the perfect blend of luxury, functionality and convenience making this an ideal spot to call home. This 1 bed, 1 bath and den apartment boasts high end finishings, in suite laundry, waterfall quartz counter tops, triple pane floor to ceiling windows and a private balcony. Best of all, you can choose from one of three Designer Interiors curated by award winning designer Louis Duncan-He, giving your new home the chic, elegant or bold feel you desire. All purchases come with a titled underground parking stall and A/C rough in for added convenience. Get in touch today to discover more great opportunities like this in Dean's Landing.